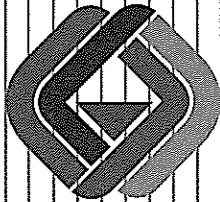


# **HAZARDOUS MATERIALS TECHNICAL STUDY**

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**1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA**



**GEOCON**

CONSULTANTS, INC

GEOTECHNICAL  
ENVIRONMENTAL  
MATERIALS

PREPARED FOR

**LAW OFFICE OF RANDALL MCMANUS  
EL CAJON, CALIFORNIA**

PREPARED BY

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**GEOCON PROJECT NO. 09674-06-01**

**APRIL 18, 2006**



Project No. 09674-06-01  
April 18, 2006

HAND-DELIVERED

Mr. Randall McManus  
Law Office of Randall McManus  
2295 Needham Road, #48  
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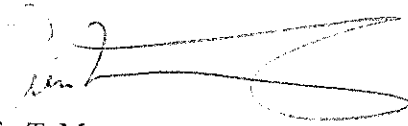
Subject: 1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA  
HAZARDOUS MATERIALS TECHNICAL STUDY

Dear Mr. McManus:

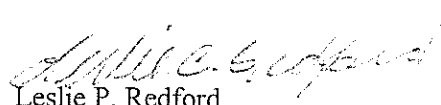
In accordance with your request and on behalf of Law Office of Randall McManus (the Client), Geocon Consultants, Inc. has conducted a Hazardous Materials Technical Study (HMTS) of the above-referenced site. This report presents the findings of the HMTS along with our conclusions and recommendations. Please call if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.



Erin T. Murray  
Senior Staff Scientist



Leslie P. Redford  
Senior Environmental Scientist

ETM:LPR:sc

- (2) Addressee
- (1) Walsh Engineering & Surveying, Inc. (Overnight Delivery)  
Attention: Mr. Josh Elliott

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# HAZARDOUS MATERIALS TECHNICAL STUDY

## 1. INTRODUCTION

This report presents the results of a Hazardous Materials Technical Study (HMTS) of an approximately 8.7-acre lot, located at 1612 Hillsdale Road in an unincorporated portion of the city of El Cajon and county of San Diego, California (the Site). The Site is identified by County of San Diego Assessor's Parcel Number (APN) 517-131-05-00. The Site is primarily developed with structures associated with a plant nursery that previously operated at the property. Geocon Consultants, Inc. (Geocon) prepared this report in accordance with the request of Mr. Randall McManus of Law Office of Randall McManus (the Client). It is our understanding that plans for redevelopment of the Site will involve the construction of 15 single-family residences on ½-acre lots. The following sections identify the purpose, the scope of work and limitations/exceptions associated with the HMTS, and the location of the property.

### 1.1 Purpose

The purpose of the HMTS was to estimate the potential for exiting impacts to the Site (i.e., levels of hazardous materials/wastes likely to warrant mitigation pursuant to current regulatory guidelines) from the presence of hazardous materials/wastes on or within the vicinity of the Site and to discuss necessary mitigation measures that can be implemented to reduce or eliminate the potential impact. The guidelines used for the definition of hazardous materials/wastes are referenced in the *California Code of Regulations (CCR), Title 22, Division 4.5*. It is our understanding that the report will be incorporated into an Environmental Impact Report (EIR) that is being prepared for the proposed residential project at the Site. The proposed scope of services for the HMTS was conducted in general accordance with the *American Society for Testing and Materials (ASTM) 2000 Standard Practice E1527-00*, and in accordance with the California Environmental Quality Act (CEQA).

The main components of this report include the following:

- **Site Reconnaissance:** The objective of the site reconnaissance is to obtain information indicating existing impacts of potential environmental concern in connection with the Site. The site reconnaissance was for the Site only and did not include moving onsite debris, vehicles, or other objects to allow for observation of the underlying ground surface. Offsite properties and features were viewed from the Site and a drive-by reconnaissance of the surrounding area.
- **Physical Setting:** The objective of reviewing physical setting references is to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- **Site History:** The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past

uses having led to impacts to the Site of potential environmental concern. Historical sources reviewed included aerial photographs, city directory listings, site ownership and/or use information (as made available by the Client), and topographic maps. In addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.

- **Records Review:** The purpose of the records review is to obtain and review records that will help identify impacts of potential environmental concern at or potentially affecting the Site. Geocon reviewed publicly available federal, state, and local regulatory agency records pertaining to the Site.

## **1.2 Scope of Services/Exceptions**

Geocon's Proposal No. EP-2006-011 outlines the scope of services proposed for the study. Geocon performed the services outlined in the referenced document, with the exception of a review of historical fire insurance maps (Sanborns). Sanborns were not reviewed because no historical map coverage was available for the site vicinity. A copy of the Sanborn "No Maps Available" letter is presented as Appendix A.

## **1.3 Site Location**

The Site is located adjacent to the north of Hillside Road, adjacent to the south of Sundale Road, approximately ¼ mile east of Jamacha Road (also known as State Route 54 (SR-54)), and approximately 140 feet southwest of the southwest terminus of Travertine Place in the El Cajon community of San Diego County, California. The approximate location of the Site is shown on the Vicinity Map presented as Figure 1.

# **2. SITE RECONNAISSANCE**

Geocon conducted a reconnaissance of the Site and performed observations of adjacent properties on March 24, 2006. During the site reconnaissance, Geocon was not accompanied by a site representative. Observations noted during the site reconnaissance are summarized below, along with any limitations encountered during the reconnaissance activities.

## **2.1 Onsite Reconnaissance**

The Site is an irregularly-shaped parcel with onsite improvements consisting of eight abandoned greenhouses in varying states of deterioration, five storage sheds, an approximately 2,500-square-foot, one-story single-family residence and an associated private garage. The majority of the property is unpaved and covered with gravel. The Site is enclosed in its entirety by chain-link fencing. Access onto the Site is provided by an unpaved driveway that intersects with Hillside Road in the southeastern portion of the Site. West and south-facing slopes traverse the eastern property boundary and northeastern corner of the Site, respectively. An approximately 30,000-square-foot undeveloped

plateau, covered with native vegetation, is located in the northernmost portion of the Site. The plateau is approximately 20 feet higher than the remainder of the Site. Overall, the onsite topography appears to slope with decreasing relief to the southwest. Concrete brow ditches traverse the eastern and northern property boundaries of the Site. An approximately 15-foot-wide, north-to-south trending asphalt-paved drainage channel traverses the western property boundary of the Site. The channel connects with concrete brow ditches in the northwestern and southwestern portions of the property. The Site is equipped with utility systems including electrical, sanitary sewer, irrigation, water, and telephone systems.

The wood-framed, single-family residence is located in the southern portion of the property and includes a detached private garage. Landscaping at the Site is limited to the area surrounding the residence. A concrete-paved driveway is located adjacent to the west side of the garage. The portion of the Site immediately northeast of the residence consists of unpaved, gravel-covered land currently used by the tenants of the residence for parking. Based on the domestic usage of the structures, Geocon did not access the single-family residence or private garage during the site reconnaissance. The portion of the Site located immediately east of the residence consists of an unpaved, gravel-covered lot that was occupied by parked vehicles at the time of the site reconnaissance. The entryway to the remaining area of the Site (developed with the nursery-related structures) consists of a chain-link gate located approximately 60 feet northeast of the private garage.

The nursery-related structures encompass approximately 3.5 acres of the Site. The eight onsite greenhouses are wood-frame structures with walls and roofs constructed of corrugated fiberglass. Five of the eight greenhouses were almost completely collapsed at the time of the site reconnaissance. The largest greenhouse (hereinafter referred to as the main greenhouse) is located in the eastern portion of the Site and was observed to be in superior condition compared to the smaller onsite greenhouses. The southernmost portion of the main greenhouse includes an approximately 6,800-square-foot concrete-paved room, which is currently being used as a temporary general storage/light construction/automotive equipment repair workshop by Mr. Brian Turner, the Client's Project Manager. Approximately 1,600 square feet of office space is located immediately east of the workshop. Geocon observed materials/equipment within the workshop, such as earth-moving equipment, paint products and other chemical containers (discussed in Section 2.1.1), vehicles in varying stages of repair, tires for large vehicles, and cabinets and other pieces of furniture. Restroom facilities are located in the western portion of the workshop. A concrete-paved ledge, which was presumably used by the former plant nursery as a truck loading dock, is located immediately west of the workshop. With the exception of the temporary workshop and office space located within the main greenhouse, the greenhouse floors are unpaved and covered with gravel or plastic tarp.

The five onsite storage sheds appear to have been related to the former plant nursery that operated at the Site. Two storage sheds are located adjacent to the northern wall of the main greenhouse (hereinafter referred to as Sheds A and B, respectively), one storage shed is attached to the

southwestern corner of the main greenhouse (hereinafter referred to as Shed C), one storage shed is attached to the southeastern corner of an auxiliary greenhouse located just northwest of the temporary workshop (hereinafter referred to as Shed D), and one storage shed is located in the northeastern portion of the Site (hereinafter referred to as Shed E). All of the sheds are constructed similarly to the onsite greenhouses and consist of fiberglass walls and roofs supported by wood frames. With the exception of a portion of Shed B and the entire interior area of Shed D, the onsite sheds appear to be built on concrete slabs. The floor of Shed D is unpaved. The central and eastern portions of the floor of Shed B appear to consist of overlapping wood boards; however, the floor of the shed was difficult to observe due to a large amount of abandoned equipment located within the structure (further discussed below).

Shed A is approximately 330 square feet in size and consists of two rooms separated by a fiberglass partition supported by wood beams. The larger of the two rooms occupies the central and eastern portions of the shed. Geocon observed equipment within this room, including an apparent water pressure boosting tank, bypass feeder for water, and associated piping leading into the northern portion of the main greenhouse. The equipment appeared to be associated with a heating system previously used by the plant nursery operation. With the exception of a few articles of abandoned furniture and equipment, the smaller of the two rooms in Shed A (occupying the western portion of the structure) was empty at the time of the site reconnaissance. Signage displayed on the entrance of this room indicated that the room previously had been used to store hazardous materials, such as pesticides, fertilizers, oil, and petroleum fuel. The concrete flooring of this room appeared to be in good condition with no visual evidence of spillage or leakage.

Shed B is approximately 360 square feet in size and is comprised of two rooms separated by a fiberglass partition supported by wood beams. The larger of the two room occupies the central and eastern portions of the shed and, as previously discussed, has a floor apparently consisting of overlapping wood boards. Abandoned equipment, such as pieces of pipe, large metal fans, corrugated fiberglass sheeting, a five-gallon plastic bucket that appeared to contain motor oil (further discussed in Section 2.1.1), and empty five-gallon plastic buckets, was observed within this portion of the shed. Geocon observed several pieces of equipment associated with a steam boiler and empty five-gallon plastic buckets within the room located on the west side of Shed B. The steam boiler was also presumably related to a former heating system of the plant nursery.

Shed C is approximately 40 square feet in size and contains wall-mounted wood shelving stocked with hazardous materials reportedly used by the former onsite plant nursery (further discussed in Sections 2.1.1 and 2.1.4). Other materials observed within the shed included rolled chain-link fencing and plastic sheeting. Wood boards were laid across the northern and western portions of the concrete floor of the shed.

Shed D is approximately 50 square feet in size and houses stacked concrete blocks and equipment identified by Mr. Turner as a water pump previously used by the onsite plant nursery. The water pump appeared to be leaking water onto the ground surface at the time of the site reconnaissance. An approximately four-foot-diameter, six-foot-high fiberglass aboveground storage tank (AST), balanced on a wood pallet, was observed immediately north of Shed D. Dense vegetation and trash/debris located in the vicinity of the AST at the time of the site reconnaissance restricted the observable portions of the ground surface surrounding the tank. The AST appeared weathered, resulting in markings on the tank to be illegible; however, the AST appeared to be in otherwise good condition with no visual evidence of spills or leaks. Geocon was unable to determine if the AST contained liquid or other material. Mr. Turner believes that the AST may have been used by the plant nursery operation to store fertilizer or pesticide chemicals. The AST is further discussed in Section 2.1.3. Exterior equipment, identified by Mr. Turner as an additional heating apparatus previously used by the onsite plant nursery operation, was observed approximately 90 feet northwest of Shed D. Mr. McManus indicated that he believes that all of the abandoned heating equipment located at the Site was previously powered by natural gas.

Shed E is approximately 150 square feet in size and currently contains wood pallets on concrete blocks (forming low shelving) and plastic sheeting. An approximately 5-foot-by-12-foot concrete pad was observed immediately east of the shed. Adjacent to the pad, Geocon observed an apparent electrical utility box with attached piping leading into the ground surface. The box was locked at the time of the site reconnaissance. As a result, Geocon was unable to observe the interior of the box to assess its usage. Photographs included in a Limited Environmental Site Assessment report regarding the Site, completed in 2002 (discussed in Section 4.2) indicated that a fertilizer container previously had been mounted on top of the concrete pad.

The following table summarizes the observations made during the site reconnaissance regarding issues of potential environmental concern. Detailed information regarding pertinent issues identified during the site reconnaissance is provided, as appropriate, in the paragraphs following the table.

Issue of Potential Environmental Concern	Observed	Not Observed
Hazardous Substances/Petroleum Products	✓	
Hazardous Wastes		✓
Non-hazardous Wastes	✓	
Aboveground/Underground Storage Tanks	✓	
Unidentified Substance Containers	✓	
Equipment Potentially Containing Polychlorinated Biphenyls	✓	
Wastewater Systems (drains/clarifiers/sumps)		✓
Evidence of Releases (stains, odors, stressed vegetation)	✓	
Pools of Liquid, Pits, Ponds, Lagoons		✓
Wells		✓
Other Site Issues	✓	

## 2.1.1 Hazardous Substances/Petroleum Products

Information regarding the hazardous substances/petroleum products observed at the Site is presented in the table below.

Hazardous Substances/Petroleum Products				
Type of Material	Quantity/ Container Type	Storage Location	Stains/Leaks Observed	REC (Y/N)
Paint.	Seven five-gallon plastic buckets.	Stored on the ground surface adjacent to Shed A and within metal storage units located immediately southeast of Shed B.	No	N
Gasoline.	One 5-gallon metal can, two 5-gallon plastic cans, and two 2.5-gallon plastic cans.	Two of the three 5-gallon containers were observed within the abandoned truck located in the southwestern portion of the Site. One of the 5-gallon containers was observed on the gravel-covered, unpaved private parking area immediately northeast of the residence. The 2.5-gallon containers were observed on the concrete floor in the workshop of the main greenhouse.	No	N
Kerosene.	One five-gallon plastic container.	Stored within the abandoned truck located in the southwestern portion of the Site.	No	N
Gear oil, wheel bearing lubricant, power steering fluid, lubricating compound, wire pulling lubricant, acetone, cutting oil, transmission fluid, water seal, grease, acrylic enamel, wood preservative, propane, and kerosene.	Several 32-ounce, 1-gallon, and 5-gallon plastic and metal containers.	Stored on wood shelving and wood floorboards within Shed C.	Yes – A stained area, approximately 3 feet by 1 foot in size, was observed on the wood floorboards in the northern portion of the shed, underneath the chemical containers.	N
Paint, wood protector, and other paint products.	Several 32-ounce, 1-gallon, and 5-gallon plastic and metal containers.	Stored on the concrete floor and wood shelves within the temporary workshop of the main greenhouse.	No	N
Battery acid.	Three automotive batteries.	One battery was observed on top of a wood and wire pallet located within the main greenhouse, one battery was observed on the gravel-covered, unpaved private parking area immediately northeast of the residence, and one battery was observed on top of a lumber stockpile located adjacent to the private garage of the residence.	No	N

Hazardous Substances/Petroleum Products				
Type of Material	Quantity/ Container Type	Storage Location	Stains/Leaks Observed	REC (Y/N)
Motor oil, transmission oil, gear oil, and hydraulic oil.	Five 32-ounce plastic bottles and three 5-gallon plastic buckets of motor oil, one 5-gallon plastic bucket of transmission oil, one 5-gallon plastic bucket of gear oil, and two 5-gallon plastic buckets of hydraulic oil.	One of the two 5-gallon containers of hydraulic oil was observed on the gravel-covered, unpaved private parking area immediately northeast of the residence. The remaining containers were observed on the concrete-paved driveway located adjacent to the private garage of the residence.	No	N

### 2.1.2 Non-Hazardous Wastes

Areas of scattered trash/debris and abandoned equipment were observed throughout the Site. A metal roll-off bin and stockpiles of rubber tubing, pipes, plastic tar, concrete blocks, and wood and wire pallets were observed in the eastern portion of the Site. Geocon was unable to observe the interior of the bin. Additional stockpiles of concrete blocks and wood and wire pallets were located in the northwestern portion of the Site. Stockpiles of wood pallets were observed in the southern and southwestern portions of the Site. Geocon observed an abandoned truck and a cargo trailer in the southwestern portion of the Site and an additional abandoned truck in the southern portion. Based on signage observed on the side of the cargo trailer, it appeared that the trailer had been abandoned by East County Green Houses (a former occupant of the Site). Geocon observed materials within the trailer including wood and pipe fragments. Miscellaneous domestic litter was observed in the northeastern portion of the Site and along the drainage channel at the western property boundary. With the exception of the abandoned truck located in the southwestern portion of the Site (discussed above), no visual evidence of unauthorized disposal of hazardous waste or petroleum products (unusual odors or staining) was observed in the vicinity of the trash/debris and abandoned equipment observed onsite at the time of Geocon's site survey.

### 2.1.3 Aboveground/Underground Storage Tanks

Evidence of underground storage tanks (USTs) (i.e., fill pipes, vent pipes, and emergency power generators) was not observed during the site reconnaissance. Information regarding ASTs observed onsite at the time of the reconnaissance is presented in the following table.

Onsite ASTs						
Capacity	Contents	Storage Location	Use	Type of Leak/Spill Protection	Stains/Leaks Observed	REC (Y/N)
200 Gallons	Water	Stored on the ground surface in the southwestern portion of the Site.	Believed to have been used by the former plant nursery operation to irrigate the onsite flora.	Unknown	No	N
Approx. 75 Gallons	Fertilizer or Pesticides (assumed)	Stored on a wood pallet immediately north of Shed D.	Reportedly, currently or previously contained pesticides or fertilizer which was used on the plants grown at the nursery (according to Mr. Turner).	Unknown	No	N

### 2.1.4 Unidentified Substance Containers

Information regarding the unidentified substance containers observed at the Site is presented in the table below.

Unidentified Substance Containers				
Type of Material (assumed*)	Quantity/ Container Type	Storage Location	Stains/Leaks Observed	REC (Y/N)
Motor oil.	One five-gallon plastic bucket.	Stored in the easternmost room of Shed B.	No	N
Turpentine.	Five one-gallon metal cans.	Stored within the abandoned truck located in the southwestern portion of the Site.	Yes – Leaked material was observed around the base of the chemical container.	N
Waste oil.	Five five-gallon plastic buckets.	Three of the five containers were observed on the wood floorboards located within Shed C. The remaining two containers were observed on the concrete-paved driveway located adjacent to the private garage of the residence and on the gravel-covered, unpaved private parking area immediately northeast of the residence, respectively.	Yes (within Shed C only) - A stained area, approximately 3 feet by 1 foot in size, was observed on the wood floorboards in the northern portion of the shed, underneath the chemical containers.	N

\*The observed chemical containers were either unlabeled or their labels were illegible due to fading and/or rusting. The contents of the containers are assumed based on the observed container types and the materials generally held in these containers.

### 2.1.5 Equipment Potentially Containing Polychlorinated Biphenyls

Two pole-mounted electrical transformers, owned and maintained by San Diego Gas & Electric Company (SDG&E), were observed on an electrical pole in the southern portion of the Site. The



transformers were attached to north-to-south trending overhead electrical lines traversing the southern portion of the property. The transformers appeared to be in good condition, with no visual evidence of spills or leaks. See Section 5.3 for information regarding the polychlorinated biphenyl (PCB) content of the transformers.

#### **2.1.6 Evidence of Releases**

In addition to the *de minimis* areas of staining (i.e., amounts not presenting a material risk of harm to public health or the environment) previously discussed, areas of stained concrete flooring were observed in the temporary workshop of the main greenhouse, as well as on the concrete-paved driveway located adjacent to the onsite private garage. The stained areas appeared to be the result of leaks in the hazardous substance storage containers and/or equipment stored in those portions of the Site. The concrete in the areas of the observed staining appeared to be in good condition with no evidence of cracks or deterioration.

#### **2.1.7 Other Site Issues**

An area of stockpiled soil containing small fragments of asphalt was observed in the southeastern portion of the Site. Mr. Turner explained that the soil is used as base material for offsite driveway paving projects. Mr. Turner indicated that the material may also be used as filler material for the onsite unpaved driveway (southeastern portion of the Site) as the driveway begins to wear. Mr. Turner was unaware of where the soil had originated from. Geocon did not observe chemical containers or visual evidence of unauthorized disposal of hazardous materials/wastes (unusual odors or staining) in the soil stockpile.

### **2.2 Physical Limitations**

In addition to the physical limitations previously discussed, densely accumulated trash/debris located throughout the Site restricted the observable portions of the ground surface in these areas of the property. Furthermore, an apparent undeveloped and heavily vegetated area located in the southwestern portion of the Site was blocked by a chain-link fence and therefore was inaccessible at the time of the site reconnaissance. Available topographic maps (discussed in Sections 3.1 and 4.1) and a previous environmental report (discussed in Section 4.2) indicate that this area is traversed by a stream channel which was paved to form a drainage ditch. No other physical limitations (e.g., locked rooms, fenced areas) were encountered during the site reconnaissance. At the time of the site reconnaissance, the weather was sunny with a temperature of approximately 75 degrees Fahrenheit.

A Site Plan illustrating the noted site features is included as Figure 2. Photographs taken during the site reconnaissance are presented as Appendix B. Additional information provided by Mr. Turner is discussed in Section 4.3.

## 2.3 Offsite Observations

Observed and reported current uses of adjacent properties and surrounding areas are described below.

Direction	Adjacent Properties	Surrounding Area
North	Sundale Road; single-family residences.	Residential development.
East	Single-family residences; The Church of Jesus Christ of Latter-Day Saints (1634 Hillsdale Road).	Residential development; Valhalla High School (southeast of the Site).
South	Single-family residences; Hillsdale Road; Hillsdale Lane.	Residential development; Lamps Airport.
West	Undeveloped land and apparent construction staging yard (1683 Jamacha Road); single-family residences.	Residential development; Hillsdale Granite Pit (southwest of the Site).

## 3. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the Site, based upon our document review and our visual reconnaissance of the Site and adjacent areas.

### 3.1 Topographic Features

Information concerning the topography and previous development of the Site and properties located in the site vicinity was obtained from reviews of U.S. Geological Survey (USGS) topographic maps of the El Cajon and Jamul Mountains, California quadrangles (USGS, 1975). According to the maps, the Site is situated at approximate elevations ranging from 440 feet above Mean Sea Level (MSL) to 490 feet above MSL. Site topography appears to slope with decreasing relief to the south-southwest, toward Jamacha Valley and the Sweetwater River. The current onsite single-family residence and private garage, and six of the current greenhouses were shown on the map. Two additional structures were depicted in the eastern portion of the Site, in the approximate area of two former greenhouses. A northwest-to-southeast trending intermittent stream was shown traversing the southwestern portion of the Site.

Hillsdale Road and Sundale Road were illustrated as “light-duty” and “unimproved” dirt roads, respectively. Jamacha Road was shown as a “medium-duty” road. One building (not current) was shown in the southwestern portion of the adjacent property to the east. No structures were shown at the adjacent properties to the north or west. An orchard was shown in the western portion of the adjacent property to the west, just east of Jamacha Road. An additional orchard was shown approximately 340 feet north of the Site. Several of the current single-family residences were shown at the adjacent property to the south. The current improvements associated with Valhalla High School were depicted approximately 1/8 mile southeast of the Site. A quarry (currently known as Hillsdale Granite Pit) was shown approximately 1/4 mile southwest of the Site. The Lamps Airport landing strip was illustrated

approximately ½ mile south of the Site. Additional features shown in the site vicinity included orchards, low-density residential development, schools, roadways, ponds and intermittent streams, and water tanks.

Topographic features as shown on the map are generally representative of the onsite features observed during Geocon's reconnaissance; however, a church and other residential improvements have been constructed at the adjacent and nearby properties since the date of the map. A reproduction of a portion of the USGS map is presented as Figure 3.

### **3.2 Geologic Conditions**

The Site is located in the Peninsular Ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest.

The Site appears to be underlain by Green Valley tonalite (California Division of Mines and Geology, 1962). This formation consists of light- to dark-gray, medium- to coarse-grained granular rock with prominent euhedral plagioclase crystals.

### **3.3 Regional Groundwater Quality and Occurrence**

Sources prepared by the California Department of Water Resources (CDWR) and the California State Water Resources Control Board (SWRCB) were reviewed for information pertaining to groundwater quality and occurrence in the vicinity of the Site. Based on these sources, the Site is located within the Hillsdale Hydrologic Subarea (909.22) of the Middle Sweetwater Hydrologic Area (909.20) of the Sweetwater Hydrologic Unit (909.00) (SWRCB, 1994).

Groundwater in Sweetwater Hydrologic Unit, between Sweetwater and Loveland Reservoirs, has total dissolved solid (TDS) concentrations ranging from 250 to 1,000 milligrams per liter (mg/l) (CDWR, 1967). Groundwater in the Middle Sweetwater Hydrologic Area has beneficial uses for agricultural, municipal/domestic, and industrial supply purposes (SWRCB, 1994).

No CDWR wells are located on the Site or the adjacent properties (CDWR, 1999-2002). Based on general knowledge of the local hydrogeology in the area, groundwater beneath the Site is presumed to flow in a south-southwesterly direction, toward Jamacha Valley and the Sweetwater River.

## **4. SITE HISTORY**

Geocon conducted a historical records search regarding the Site and surrounding areas. This included a review of one or more of the following sources that were found to be both reasonably ascertainable and useful for the purposes of this HMTS: historical aerial photographs, historical fire insurance maps, historical city directories, building permits and plans, topographic maps, land title records, property tax records, zoning/land use records, interviews with property representatives, and reviews of prior environmental assessment reports/documents regarding the Site.

Based on our review of historical sources, the Site appeared to be used for agricultural/ranching purposes from at least as early as 1953 to sometime between 1964 and 1972, when development of the current residential buildings and greenhouse-related structures commenced. The onsite greenhouses were used for plant nursery operations by wholesale plant grower businesses, such as East County Greenhouses and Chocolate Moose Growers. Chocolate Moose Growers reportedly vacated the Site in approximately 2005. The onsite greenhouses have been slowly deteriorating since they were vacated by the plant nursery. In addition, active demolition operations have reportedly been taking place at the greenhouses for the past 4 months. Mr. Turner and Mr. McManus have used the temporary workshop primarily for general storage purposes and light construction/automotive equipment repair for past year to year and a half. The following sections summarize information obtained from the historical sources utilized for this assessment, including publicly-available sources, interviews with site personnel, and reviews of environmental documents provided to Geocon by the Client, if available.

### **4.1 Publicly-Available Information**

Publicly-available historical aerial photographs and topographic maps were reviewed for the Site and surrounding properties for selected years dating from 1953 to 2002 and 1955 to 1996, respectively. City directory listings dating from 1959 to 2005 were researched for the site address, 1612 Hillsdale Road. Geocon obtained San Diego County Department of Planning and Land Use (DPLU) historical building permit information recorded for the Site for the years dating from 1973 to 1982.

The following table presents a summary of information obtained from the sources used for this assessment. A listing of the aerial photographs reviewed and the scale of each photograph is provided in Appendix C. A copy of the city directory report is presented as Appendix D. Listings of the building permits associated with the Site and the listed applicable class codes are included in Appendix E.

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1953	An apparent residential structure (not current) was observed in the approximate location of the current single-family residence. An apparent orchard (indicated by linear ground patterns) was visible in the southeastern portion of the Site. Two rectangular structures, the approximate size of the current single-family residence, were observed in the central portion of the Site. The structures were presumably related to the agricultural and/or livestock usage of the Site. Apparent livestock corrals were visible immediately south of the rectangular structures. The southwestern portion of the Site appeared undeveloped and traversed by a stream. The balance of the Site appeared to be used for dry farming purposes.	Hillsdale Road and Jamacha Road were apparent in their current configurations. Orchards were observed at each of the adjacent properties. Apparent residential and/or farm-related structures were observed at the adjacent properties to the east and south. A quarry (as indicated on available topographic maps) was visible approximately ¼ mile southwest of the Site. The properties in the site vicinity appeared to consist of low-density residential development and/or agricultural development.	A
1955	A building was shown in the approximate area of the current single-family residence. Orchards were illustrated immediately east of the structure, in the southeastern portion of the Site. Two rectangular buildings were depicted in the central portion of the Site. The balance of the Site was shown as vacant land.	Hillsdale Road and Jamacha Road were illustrated as “light-duty” and “medium-duty” roads, respectively. Orchards were depicted at each of the adjacent properties. Apparent residential structures were shown at the adjacent properties to the east and south. A quarry was shown approximately ¼ mile southwest of the Site. Additional features shown in the site vicinity included orchards, low-density residential development, roadways, reservoirs, and intermittent streams.	T
1959	Hillsdale Road was not listed as an existing street.	NR	C
1963	Hire, E.L.	NR	C
1964	An additional apparent residential structure (not current) was observed in the approximate location of the current single-family residence. The orchard and areas of dry farming appeared to be overgrown with native vegetation. All else similar to 1953 photograph.	The areas previously occupied by orchards at the adjacent properties to the north, east, and south appeared overgrown with native vegetation. All else similar to 1953 photograph.	A
1965	Hire, E.L.	NR	C
1967	The rectangular structures and orchard were no longer depicted at the Site. A northwest-to-southeast trending intermittent stream was shown traversing the southwestern portion of the Site. All else similar to 1955 map.	Orchards were no longer shown at the adjacent properties to the east, south, and west. Increased apparent residential development was depicted at the adjacent property to the south, as well as in the site vicinity. The Lamps Airport landing strip was illustrated approximately ½ mile south of the Site. All else similar to 1955 map.	T
1970	Smith & Walker Greenhouse	NR	C
1972	The current onsite single-family residence and private garage, and six of the current greenhouses were shown on the map. Two structures were depicted in the eastern portion of the Site, in the approximate area of two former greenhouses. All else similar to 1967 map.	Sundale Road was illustrated as an “unimproved” dirt road. Additional residential buildings were shown at the adjacent property to the south and in the site vicinity. The current improvements associated with Valhalla High School were depicted approximately ⅓ mile southeast of the Site. All else similar to 1967 map.	T
1973 <sup>1</sup>	A permit was finalized for the construction of fences/walls. Robert R. Walker was the listed owner of the Site.	NA	B

<sup>1</sup> Listed date of building record reflects the “purge” date of the permit. According to a representative of the San Diego County Department of Planning and Land Use, this date refers to the date when the Department disposed of all detailed information regarding the record.

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1973	A permit was finalized for the construction of agricultural buildings. Robert R. Walker was the listed owner of the Site.	NA	B
1973	A permit was finalized for plumbing work associated with a solar swimming pool/spa. Robert Walker was the listed owner of the Site.	NA	B
1973	A permit was finalized for electrical work. Robert Walker was the listed owner of the Site.	NA	B
1973	A permit was finalized for the construction of a swimming pool. Robert Walker was the listed owner of the Site.	NA	B
1973	A permit was finalized for electrical work. Robert R. Walker was the listed owner of the Site.	NA	B
1973	A permit was finalized for plumbing work. Robert R. Walker was the listed owner of the Site.	NA	B
1973	A permit was finalized for a residential addition/alteration. Robert R. Walker was the listed owner of the Site.	NA	B
1974	Five of the current greenhouses, including the main greenhouse, were observed at the Site (at least in part). Two other apparent greenhouses were observed in the eastern portion of the Site. The current residential improvements were observed in the southern portion of the Site. The western room of Shed B appeared developed as currently improved. The balance of the Site appeared graded and vacant.	Several of the current single-family residences located at the adjacent property to the south were apparent. Valhalla High School appeared to be under construction to the southeast. All else similar to 1964 photograph.	A
1974	A permit was finalized for the construction of agricultural buildings. Robert R. Walker was the listed owner of the Site.	NA	B
1974	A permit was finalized for the construction of fences/walls. Robert R. Walker was the listed owner of the Site.	NA	B
1974	A permit was finalized for the construction of agricultural buildings. Robert R. Walker was the listed owner of the Site.	NA	B
1975	Jamacha Greenhouses; Walker, G.M.	NR	C
1975	A permit was finalized for the construction of a detached garage. R.R. Walker was the listed owner of the Site.	NA	B
1976	A permit was finalized for the construction of a detached garage. R.R. Walker was the listed owner of the Site.	NA	B
1977	A permit was finalized for the construction of agricultural buildings. R. Walker was the listed owner of the Site.	NA	B
1980	The remaining onsite greenhouses were visible at the Site. Shed B was visible in its entirety. Sheds C and E were observed in their current configurations. An additional apparent structure, the approximate size of Shed E, was visible in the northeastern portion of the Site. A rectangular area of apparent dense vegetation was observed in the northwestern portion of the Site. Apparent equipment was observed in the south-southwestern portion of the Site. All else similar to 1974 photograph.	The adjacent property to the north and Valhalla High School appeared developed as currently improved. Sundale Road was apparent in its current configuration. Increased residential development was observed in the site vicinity. All else similar to 1974 photograph.	A
1980	Jamacha Greenhouses; Walker, G.M.	NR	C

Year	Interpreted Use		Source
	Site	Adjacent and Nearby Properties	
1982	A permit was finalized for the construction of agricultural buildings. Robert Walker was the listed owner of the Site.	NA	B
1985	Jamacha Greenhouses.	NR	C
1990	An additional structure, the approximate size and shape of Shed E, was observed in the northeastern portion of the Site. The rectangular area of apparent dense vegetation was no longer visible. All else similar to 1980 photograph.	The current church was visible at the adjacent property to the east. The adjacent property to the south appeared developed as currently improved. The current residential development located at the adjacent property to the west was visible. Row crops covered the balance of the adjacent property to the west. All else similar to 1980 photograph.	A
1990	Jamacha Greenhouses.	NR	C
1995-1996	East County Greenhouses.	NR	C
1996	The Site was coded as "house omission tint" (densely populated area).	Sundale Road was illustrated as a "light-duty" road. The southern portion of the adjacent property to the east (currently developed with the church) and the adjacent properties to the north, south, and west were coded as "house omission tint." Additional buildings were shown at Valhalla High School. The majority of the properties in the site vicinity were coded as "house omission tint," indicating increased development at these properties. All else similar to 1972 map.	T
1999-2000	East County Greenhouses.	NR	C
2002	Two small structures (presumably trucks or other vehicles) were observed in the southeastern portion of the Site. Shed C was visible in the southern portion of the Site. All else similar to 1990 photograph.	The current residential development was visible at the adjacent property to the east. The land previously cultivated with row crops at the adjacent property to the west appeared overgrown with native vegetation. Increased residential development was observed in the site vicinity. All else similar to 1990 photograph.	A
2005	Chocolate Moose Growers; Gabrelcik, Dean.	NR	C
<b>Abbreviations/Sources:</b> A = aerial photographs B = building record C = city directories T = topographic map NA = not applicable. NR = not researched.			

## 4.2 Prior Environmental Report

In preparation of this Phase I ESA, Geocon reviewed a report titled *Limited Environmental Site Assessment, East County Greenhouses, 1612 Hillsdale Road, El Cajon, California, 92019*, prepared by Bryant Geoenvironmental, Inc. (Bryant), and dated March 22, 2002. The report was provided to Geocon by the Client. The following notable information was provided in the report:

- Bryant conducted a site reconnaissance on March 20, 2002. At the time of the reconnaissance, the Site was used by East County Greenhouses (ECG) as an active plant nursery. The onsite

improvements were similar to the improvements observed during Geocon's site reconnaissance; however, two additional greenhouses were developed at the Site and all of the greenhouses were in relatively good condition.

Notable materials observed by Bryant at the Site included several bags of fertilizer, paint, and two 55-gallon drums containing ammonia nitrate (a type of fertilizer). The current temporary workshop was reportedly used as the main storage area of the facility and contained a variety of materials and supplies, such as several bags of fertilizer.

Bryant reported that the "larger fiberglass storage shed on the north side of the middle greenhouse" (referring to Shed A) housed three large [natural] gas-powered heaters used for the greenhouses. A separate enclosure (presumably within Shed A) was reportedly used to store hazardous materials, including pesticides, fertilizers, and transmission oil, in approximate 30-day supplies. The owner at the time of the site reconnaissance, Mr. John Peever, indicated that the transmission oil, was used to kill infestations of mites on the plants. The hazardous materials observed at the Site reportedly appeared to be in good condition with no visual evidence of spillage or leakage.

The 200-gallon water AST located in the southwestern portion of the Site was reportedly unused at the time of Bryant's assessment. Mr. Peever showed Bryant an approximately eight-foot by eight-foot area covered by wood boards in the vicinity of the water AST. Mr. Peever explained that a previous owner had hand-dug an approximately four to five-foot-deep water well in this location and had used the well to capture shallow groundwater. Mr. Peever indicated that the well was no longer in use. Geocon did not observe this well during the site reconnaissance.

- Mr. Peever indicated that he was not aware of the current or former existence of USTs at the Site. Mr. Peever reported that there were, however, two 200-gallon diesel fuel ASTs that were previously operated at the property and had been removed in approximately 1997. One of the ASTs was reportedly located in the "shipping/receiving" area of the Site, in the southwestern portion of the Site. The other AST was reportedly stored on the ground surface in the northeastern portion of the Site. Bryant did not observe suspect areas of staining in the locations of the former ASTs. Additional information regarding these ASTs, such as their former usage and reason for removal, was not found in preparation of this Phase I ESA.
- Bryant requested to review records on file with the San Diego County DPLU, the San Miguel Fire Protection District (SMFPD), and the San Diego County Department of Environmental Health (DEH). The information obtained from the San Diego County DPLU was consistent with the building record information summarized in Section 4.1 of this report.

A representative of the SMFPD indicated that records indicating the current or previous existence of onsite USTs were not found and that routine inspections were not conducted at the former plant nursery. A Hazardous Materials Disclosure List provided by SMFPD indicated that hazardous materials used/stored at the Site included various fertilizers and pesticides including Chlormequat, Oxamyl, Endosulfan, and Sulfotep.

Records provided by the San Diego County DEH indicated that routine inspections were conducted at the plant nursery facility in 1992, 1994, and 1996. The records indicated that the facility used/stored materials similar to what was reported in the SMFPD files, as well as the pesticides Captan and Chlorothalonil. A San Diego County DEH form dated February 12, 1988 reportedly identified the owner/operator as Bob Walker of Jamacha Greenhouses.



- Bryant reviewed a regulatory database report in preparation of the assessment. The East County Greenhouses was reportedly identified on the San Diego County-listed Hazmat database for storing/using pesticides and fertilizers. Approximately 10,000 gallons of fertilizers were reportedly used onsite annually. No violations were reported for the facility.

Three other regulated sites were reportedly identified within an approximate ½ mile of the Site. It was Bryant's opinion that there was a low likelihood that the Site was impacted by these offsite facilities. No unauthorized release sites were identified in the immediate site vicinity.

- Bryant indicated that four "shallow" soil samples previously were collected (by an unspecified party) and analyzed by Quality Assurance Laboratory (QAL) in 1992. The specific depths from which the samples were collected were not reported. The samples were reportedly analyzed for pesticide concentrations based on the agricultural usage of the Site. The samples were collected from within four of the onsite greenhouses; however, the specific sample locations were not indicated. 4,4'-DDE was found in one of the soil sample at 1.3 micrograms per kilogram (µg/kg). Endosulfan I, Endosulfan II, and Endosulfan Sulfate were reportedly found in another soil samples at concentrations of 0.56 µg/kg, 0.84 µg/kg, and 1.6 µg/kg, respectively. Because these pesticide concentrations are significantly lower than their respective United States Environmental Protection Agency (U.S. EPA)-established Preliminary Remediation Goals (PRGs) for residential soil, the presence of residual pesticide concentrations in the onsite soil was not considered a potential environmental concern by Bryant. The QAL laboratory report is presented as Appendix F. (Note: Geocon was unable to obtain any additional information pertaining to the sampling locations and depths in preparation of this Phase I ESA.)
- Bryant concluded that the potential for significant contamination associated with the subject property was considered to be low and that no additional assessment and/or investigation was warranted at that time. However, Bryant indicated that "if land use changes in the future, or onsite or offsite conditions change, supplemental information may be needed." Bryant made the following recommendation:

*It is recommended that the "water well" be further investigated. If such as well is only 4-5 feet deep, and unlined, then the existing hole/excavation should be backfilled with concrete. If the water well is lined and/or deeper than about 10 feet, then it should be properly abandoned in accordance with County DEH requirements (Bryant Geoenvironmental, Inc., 2002).*

#### 4.3 Interviews

Mr. Turner was interviewed regarding the history of the Site and environmental issues associated with the Site. Mr. Turner explained that the previous owner of the Site, Mr. Peever, was unavailable to interview at this time. According to Mr. Turner, Mr. McManus purchased the Site from East County Greenhouses in approximately 2002; however, the Site continued to be used as a plant nursery operation for approximately two to three years thereafter. The onsite greenhouses have been slowly deteriorating since they were vacated by the plant nursery. In addition, active demolition operations have reportedly been taking place at the greenhouses for the past 4 months. Mr. Turner and Mr. McManus have used the temporary workshop primarily for general storage purposes and light construction/automotive equipment repair for past year to year and a half.

Mr. Turner indicated that the Site was primarily used as a plant nursery from around the early 1970s to approximately 2005. Occupants of the nursery included East County Greenhouses and Chocolate Moose Growers. Mr. Turner believes that the onsite structures were constructed when the nursery operation began in the 1970s. Mr. Turner had no knowledge in regard to the usage of the Site prior to the plant nursery operation. The majority of the hazardous materials and equipment observed during the site reconnaissance were abandoned by Chocolate Moose Growers; however, Mr. McManus understands that he is responsible for the materials at this time.

Mr. Turner explained that the hand-dug "water well" that was pointed out by Mr. Peever to Bryant during its reconnaissance of the Site in 2002 was filled in with aggregate and decomposed granite material approximately two to three years ago. Mr. Turner reportedly observed this process and indicated that he did not observed evidence of unauthorized dumping of hazardous substances (i.e., strong odors or staining) in or around the well. Mr. Turner could not recall if the well was lined with concrete or unlined at the time it was filled.

Aside from what Geocon observed during the site reconnaissance, Mr. Turner was unaware of the current/former existence of USTs, ASTs, and/or hazardous materials/wastes at the Site. In addition, Mr. Turner had no knowledge of pesticide application activities conducted at the Site or of onsite/offsite hazardous substance releases.

## **5. REGULATORY AGENCY RECORDS**

Regulatory agency records pertaining to the Site and relevant nearby properties were searched for this assessment. The sources for this information included a regulatory database search firm (Section 5.1) and local government agencies (Sections 5.2 to 5.7). The information requested from local government agencies was based on the site reconnaissance activities, historical research, and environmental database review. A summary of information obtained from the sources contacted is presented below. Based on information obtained through written requests to local government agencies, it was judged that interviews of regulatory officials would not provide any additional or meaningful information to this HMTS.

### **5.1 Database Review**

Track-Info Services, LLC (Track-Info), a regulatory database search firm, performed a search of federal, state, and local databases for the Site and surrounding areas. A reproduction of the report titled *Environmental FirstSearch™ Report, 1612 Hillsdale Road, El Cajon, CA 92019*, dated March 20, 2006, is presented as Appendix G. The following table lists databases that were searched and the number of listings identified.

Database Name	Search Radius (Mile)	Number of Listings
<b>FEDERAL DATABASES</b>		
NPL (National Priority List)	1	0
CERCLIS (Sites currently or formerly under review by USEPA)	½	0
CERCLIS NFRAP (No further remedial action planned)	⅛	0
RCRA TSD (RCRA permitted treatment, storage, disposal facilities)	½	0
RCRA COR (RCRA Corrective Action Sites List)	1	0
RCRA GEN (RCRA Hazardous Waste Generators)	¼	1
RCRA NLR (RCRA No Longer Regulated List)	⅛	0
ERNS (Emergency Response Notification System of Spills)	⅛	0
<b>STATE DATABASES</b>		
STATE SITES (Cal-Sites and Cortese Databases)	1	0
SPILLS-1990 (California Regional Water Quality Control Board)	⅛	0
SWL (Permitted as solid waste landfills, incinerators, or transfer stations)	½	0
REG UST/AST (Registered underground or aboveground storage tanks)	¼	0
LUST (Leaking Underground Storage Tanks)	½	0
<b>LOCAL DATABASES</b>		
PERMITS (San Diego County Department of Environmental Health)	¼	4

Information provided in the database report is summarized below. To assist in assessing whether releases from nearby properties are likely to have impacted the environmental integrity of the Site, Geocon conducted research to ascertain the direction of groundwater flow in the vicinity of the Site. Based on area topography, the direction of groundwater flow in the vicinity of the Site is assumed to be to the south-southwest, toward Jamacha Valley and the Sweetwater River.

### 5.1.1 Site

The Site was listed under the name East County Greenhouses (former onsite tenant) on the PERMITS database as a general farming facility. The facility was listed for storing/using several fertilizers and fertilizer additives. No violations were reported for the facility. East County Greenhouses does not appear on any list that reports unauthorized releases of hazardous substances. For this reason, there is a low likelihood that the Site's listing on the PERMITS database presents an environmental concern at the present time.

### 5.1.2 Nearby Properties

Based on the database search summarized in Section 5.1, the following discussion provides additional information regarding properties reportedly located within an approximate ¼-mile radius of the Site and the status of their listings.

### **Rancho Las Palmas, 1683 Jamacha Road**

Rancho Las Palmas is reported to be located 0.12 mile northwest of the Site. Based on the street address and observations made during the site reconnaissance, this facility was formerly located at the adjacent property west (down/crossgradient) of the Site. Rancho Las Palmas was listed on the PERMITS database as a general farming operation that stores/uses dry nitrogen fertilizer. No violations were reported for the facility. Rancho Las Palmas does not appear on any list that reports unauthorized releases of hazardous substances. For this reason, there is a low likelihood that this facility presents an environmental concern to the Site at the present time.

### **Valhalla High School, 1725 Hillsdale Road**

Valhalla High School is reported to be located 0.18 mile southeast (crossgradient) of the Site. The school was listed on the PERMITS database for generating hazardous wastes, such as waste/mixed oil and hydrocarbon solvent waste and for storing/using hazardous materials, such as compressed gases. Violations have been recorded for the facility, such as the following: "Used oil filters not properly drained, stored, or labeled prior to transport for the purpose of metal reclamation."

Valhalla High School was listed on the RCRA GEN database as a small-quantity generator (SQG) of hazardous waste. An SQG generates between 100 and 1,000 kilograms of hazardous waste per month.

Valhalla High School does not appear on any list that reports unauthorized releases of hazardous substances. For this reason, there is a low likelihood that this facility presents an environmental concern to the Site at the present time.

### **Otay Water District Hillsdale Road Pump Station, 1688 Jamacha Road**

Otay Water District Hillsdale Road Pump Station is reported to be located 0.19 mile southwest (downgradient) of the Site. The facility was listed on the PERMITS database; however, details regarding the listing were not provided. Otay Water District Hillsdale Road Pump Station does not appear on any list that reports unauthorized releases of hazardous substances. For this reason, there is a low likelihood that this facility presents an environmental concern to the Site at the present time.

## **5.2 Water and Sewer Agencies**

Geocon contacted the Otay Municipal Water District to obtain information pertaining to the reported source of water and method of sewage disposal for the site vicinity, the location and depth of wells in the area, and any reported local drinking water contamination problems. Geocon was informed that water provided to properties in the vicinity of the Site is purchased from the San Diego County Water Authority, which in turn, purchases it from the region's water importer, the Metropolitan Water District

of Southern California. The representative was not aware of reported drinking water contamination problems or of municipal drinking water wells onsite or in the site vicinity. The quality of water delivered by the Otay Municipal Water District reportedly meets or exceeds all state and federal standards. Sewage disposal in the vicinity of the Site is provided by the Otay Municipal Water District.

### **5.3 Electric Utility Agency**

Two pole-mounted electrical transformers were observed on an electrical pole in the southwestern portion of the Site. Documented discussions with SDG&E representatives regarding transformers indicate that SDG&E has never specified PCB-containing transformers for its electrical distribution system. However, SDG&E has determined that some older (pre-1980s) mineral transformers were inadvertently contaminated with PCBs by the manufacturer. Based on a statistical sampling and testing program reportedly performed by SDG&E, it is unlikely that transformers found within its service area contain PCBs.

### **5.4 San Diego County Department of Environmental Health**

Geocon submitted a request to the DEH for records pertaining to the site address, 1612 Hillsdale Road. Records on file with the DEH included a DEH Permit Application and an Annual Carcinogen and Reproductive Toxin Reporting List (ACRTRL). The DEH Permit Application was submitted by the former property owner, Mr. Bob Walker, for the previous onsite business establishment, Jamacha Greenhouses, on February 12, 1988. The type of business operating at the Site was listed as “nursery.” The ACRTRL was dated September 24, 1996 and indicated that the former occupant of the Site, East County Greenhouses, stored less than 10 pounds and 500 pounds of the pesticides Chlorothalonil and Captan, respectively, on a daily basis. Mr. John Peever was listed as the owner of the Site on the ACRTRL. Copies of the DEH records are presented as Appendix H.

### **5.5 San Miguel Fire Protection District**

As previously discussed in Section 4.2, SMFPD records were reviewed by Bryant for a Limited Environmental Site Assessment of the Site conducted in 2002. Because the plant nursery vacated the Site in approximately 2002 and the Site has remained vacant since, Geocon did not submit an additional request to review records on file with the SMFPD.

### **5.6 San Diego County Air Pollution Control District**

Geocon contacted the San Diego County Air Pollution Control District (APCD) to obtain information pertaining to permits and notices of violation (NOVs) issued to Site. An APCD representative indicated that no records were found for the Site address.

## **5.7 County of San Diego Department of Agriculture, Weights and Measures**

Geocon contacted the County of San Diego Department of Agriculture, Weights and Measures for information regarding pesticide use records for the Site. The Department maintains such records for approximately four years. According Department personnel, no pesticide use records were found for the Site for the past four years. Correspondence from the Department is presented as Appendix I.

## **6. SIGNIFICANCE OF IMPACTS**

In determining the significance of properties of potential environmental concern in a particular project area, the criteria to consider, as they relate to hazardous materials and public safety, are presented in a document titled "Appendix G: Environmental Checklist Form" of the CEQA Guidelines. The following is a list of situations that may be encountered during the construction or operation of a proposed project that would require consideration of potential hazardous materials/public safety impacts. These criteria were compared with each of the findings of this HMTS to determine their impact significance to the proposed project. The results of this comparison are presented in Section 9.

1. Projects that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. Projects that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
3. Projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school.
4. Projects that would be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
5. Projects located within an airport land use plan, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, that would result in a safety hazard for people residing or working in the project area.
6. For projects within the vicinity of a private airstrip, projects resulting in a safety hazard for people residing or working in the project area.
7. Projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
8. Projects that would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

In accordance with CEQA, with regard to the above criteria, a determination must be made as to whether the proposed project will impact the above criteria. Each of the above criteria must be

classified into one of the following four categories in terms of potential environmental impact: (1) potentially significant impact, (2) less than significant impact with mitigation incorporation, (3) less than significant impact, or (4) no impact. Based on information provided by the Client and the findings of this assessment, the proposed residential development at 1612 Hillsdale Road will have “No Impact” with regard to Items 1, 2, 5, 6, 7, and 8 above. For this reason, these criteria are not further addressed in this HMTS. The remaining criteria are addressed in the following section.

## **7. ENVIRONMENTAL IMPACTS**

Based on the above criteria and the results of this HMTS, potential environmental impact areas/issues have been identified at the Site, and are discussed below in association with the relevant criteria among those criteria discussed in Section 6. The pertinent criteria, identified in Section 6 above, include Criteria 3 and 4. These criteria and the associated potential environmental impacts are discussed below in terms of the three remaining impact categories: (1) potentially significant impact, (2) less than significant impact with mitigation incorporation, and (3) less than significant impact. The potential impacts identified below fall into the impact categories “less than significant impact with mitigation incorporation” and “less than significant impact”.

3. Projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile (0.25 mile) of an existing or proposed school.

Research conducted for this assessment revealed that Valhalla High School is located approximately 350 feet (0.07 mile) southeast of the Site. In addition, research indicated that the Site appeared to have been used for agricultural/ranching purposes from at least as early as 1953 to sometime between 1964 and 1972, when development of the current residential buildings and greenhouse-related structures commenced. The Site was primarily used for plant nursery operations by wholesale plant grower businesses from that time until approximately 2005. Based on the historical use of the Site for agricultural purposes and as a plant nursery, it is likely that pesticides were applied to the Site. In addition, it was reported that transmission oil was used to kill infestations of mites on the plants within the former nursery. Residual soil contamination may exist at the Site as a result of the prior application of pesticides and transmission oil to plants at the Site. However, the mitigation measures discussed in Section 8 below would result in a “less than significant impact.”

4. Projects that would be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

Based on the findings of this assessment, the Site may be considered a hazardous materials site pursuant to Government Code Section 65962.5. The Site was listed under the name East County Greenhouses (former onsite tenant) on the PERMITS database as a general farming facility. The facility was listed for storing/using several fertilizers and fertilizer additives. No violations were reported for the facility. East County Greenhouses does not appear on any list that reports unauthorized releases of hazardous substances. For this reason, there is a low likelihood that the Site’s listing on the PERMITS database presents significant impact at the present time. See Section 8 below for recommendations regarding other issues observed at the site during the site reconnaissance.

## **8. MITIGATION MEASURES**

In accordance with the significance determination criteria discussed in Section 6, and environmental impacts presented in Section 7, the following mitigation measures are recommended:

- Information obtained in preparation of this Phase I ESA indicated that the Site was historically used for agricultural purposes and as a plant nursery. Based on these historical uses of the Site, the limited information provided in regard to previous pesticide assessment activities conducted at the Site, information indicating that transmission oil was used to kill infestations of mites on the plants within the former nursery, and the proposed residential usage of the Site, Geocon recommends sampling the near surface soils at the Site to assess the presence of pesticides and petroleum products.
- Prior to redevelopment of the Site, the trash/debris and chemical containers observed at the Site during the site reconnaissance should be removed from the Site and disposed in accordance with applicable laws and regulations. During redevelopment activities in the vicinity of the localized areas of trash/debris, if suspect chemical odors, staining, or other potential environmental concerns are encountered, the areas of concern should be assessed by a qualified professional and handled accordingly.
- During the site reconnaissance, stained areas were observed on the wood floorboards in Shed C, on the concrete pavement in the temporary workshop portion of the main greenhouse, and on the concrete-paved driveway located adjacent to the private garage. These stained areas should be cleaned and absorbent material and spill kits utilized where warranted.

## **9. LIMITATIONS**

The conclusions presented in this report are based upon reasonable visual observations made at the Site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

The visual observations made by Geocon were limited to accessed portions of the Site and contiguous sites. Unless specifically stated otherwise, subsurface exploration, soil and groundwater sampling, and analytical laboratory testing were not within the scope of this study. In addition, this study did not include a 50-year chain-of-title review or a review of fire insurance maps. The HMTS at the Site was conducted by Geocon expressly and solely for Law Office of Randall McManus. Any reliance upon the information, conclusions, or recommendations contained in this report for purposes other than the transfer of the Site shall be at the sole liability of the party undertaking such use.

Our services have been conducted using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. Geocon is



not responsible for the conclusions, opinions, or recommendations made by others based on this information.

This report was compiled based partially on information supplied to Geocon from outside sources, other information that is in the public domain, and visual observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is intended to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions unless specifically stated otherwise:


- radon, electromagnetic fields, asbestos, lead-containing paint, mold, burn ash, lead in drinking water, methane gas, and wetlands;
- chemical compounds which naturally occur in the environment;
- commonly used household cleaning products, building materials, and consumables that may be hazardous; and
- contaminants or contaminant concentrations that are not currently a concern but may be under future regulatory standards.

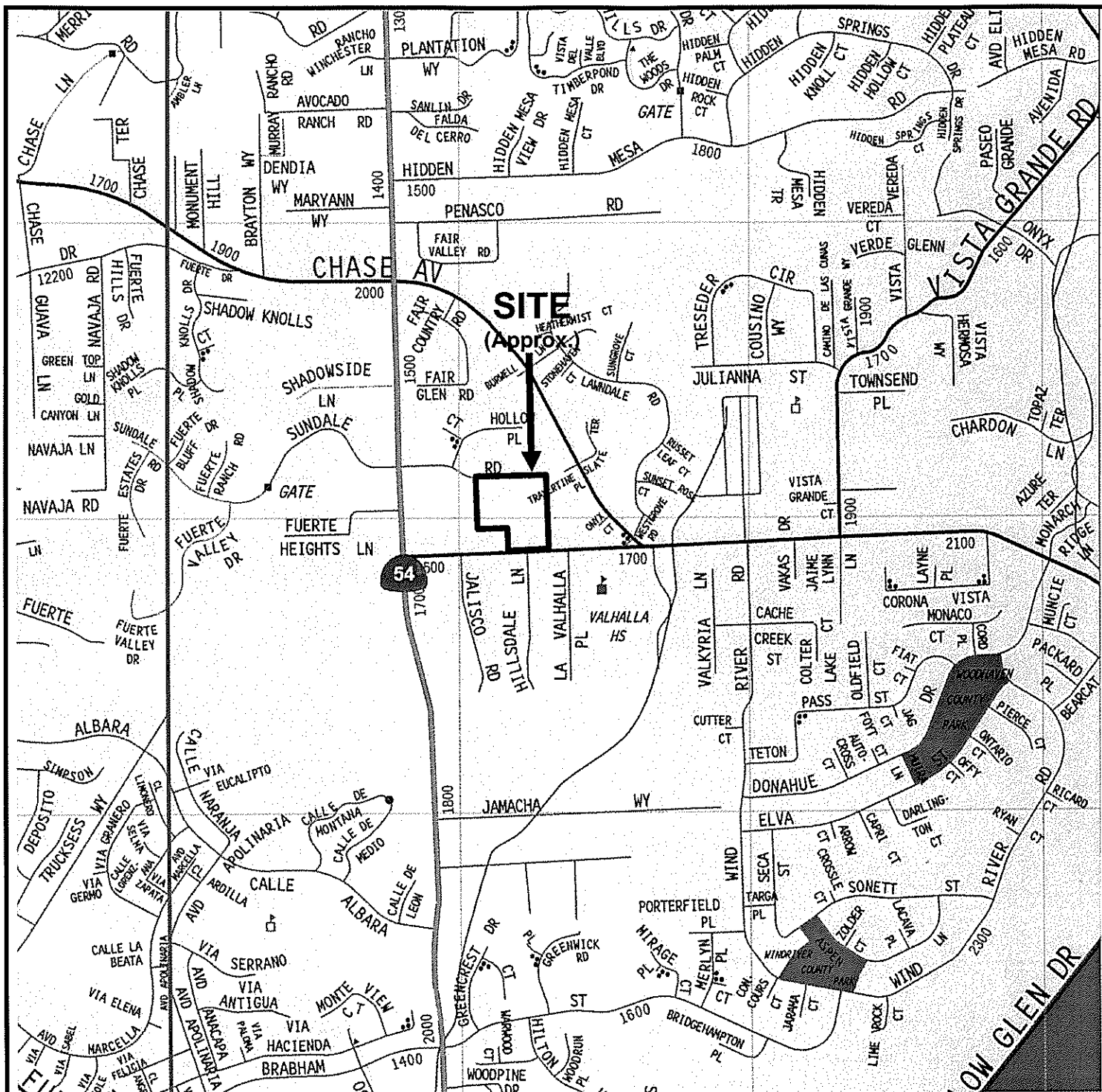
## 10. REFERENCES

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- California State Water Resources Control Board. (1994). *Water Quality Control Plan for the San Diego Basin (9), San Diego, California*.
- Norris, R.M. and Webb, R.W. (1990). *Geology of California* (2<sup>nd</sup> edn). New York: John Wiley & Sons, Inc.
- Track-Info Services, LLC.  
1953 Aerial photograph (source/photograph no.: AXN-1953-9M-45).  
1964 Aerial photograph (source/photograph no.: CAS-SD-5-21).  
1974 Aerial photograph (source/photograph no.: AMI-SD-74-7049).  
1980 Aerial photograph (source/photograph no.: AMI-SD-80-10096).  
1990 Aerial photograph (source/photograph no.: AMI-SD-90-91-12624).  
2002 Aerial photograph (source/photograph no.: NAPP-3C-12481-43).
- United States Geological Survey. (1967). *El Cajon, California 7.5' Quadrangle (Scale:1:24,000)*. Photorevised 1975.
- United States Geological Survey. (1955). *Jamul Mountains, California 7.5' Quadrangle (Scale:1:24,000)*. Photorevised 1975.

## 11. QUALIFICATIONS

Leslie P. Redford states that the HMTS was performed under her direct supervision, and that she has reviewed and approved the report, and the methods and procedures employed in the development of the report confirm to the minimum industry standards. Ms. Redford certifies that Geocon project personnel and subcontractors are properly licensed and/or certified to do the work described herein.

  
\_\_\_\_\_  
Leslie P. Redford, R.E.A., C.A.C.  
Senior Environmental Scientist



SOURCE: 2006 THOMAS BROS. MAP DIGITAL EDITION  
SAN DIEGO & IMPERIAL COUNTIES, CALIFORNIA

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ALL OR ANY PART THEREOF, WHETHER FOR PERSONAL USE OR RESALE, WITHOUT PERMISSION.

Approximate Scale  
1 in. = 1,300 ft.

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VICINITY MAP

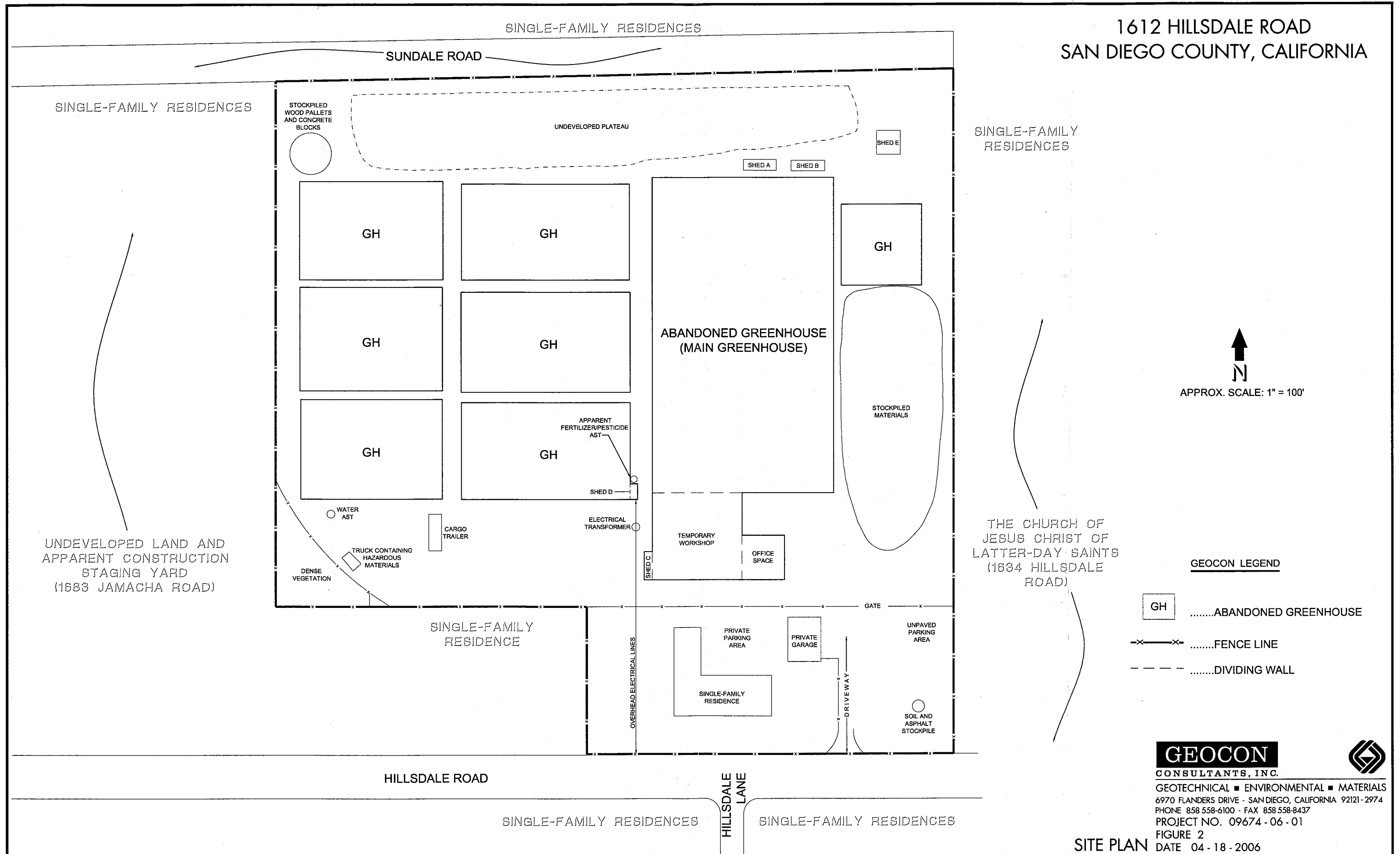
1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA

DATE: 4-18-2006

PROJECT NO. 09674-06-01

FIG. 1

1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA



X:\R\TEMP\1\ENVIRO\1\ENVIRO.DWG 08/17/06 3:21:38 PM

**Approximate Scale: 1 in. = 2,220 ft.**

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# TOPOGRAPHIC MAP

1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA

DATE: 4-18-2006

PROJECT NO. 09674-06-01

FIG. 3

# APPENDIX

A



## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**03-20-06**

**096740601**

**1612 HILLSDALE ROAD  
EL CAJON CA 92019**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

Sources used to create the proprietary database of historical fire insurance map availability included published documentation from the Sanborn® Map Company, online access to the U.S. Library of Congress via local libraries and independent research performed by FirstSearch Technology Corporation.

### **Copyright Policy & Disclaimer**

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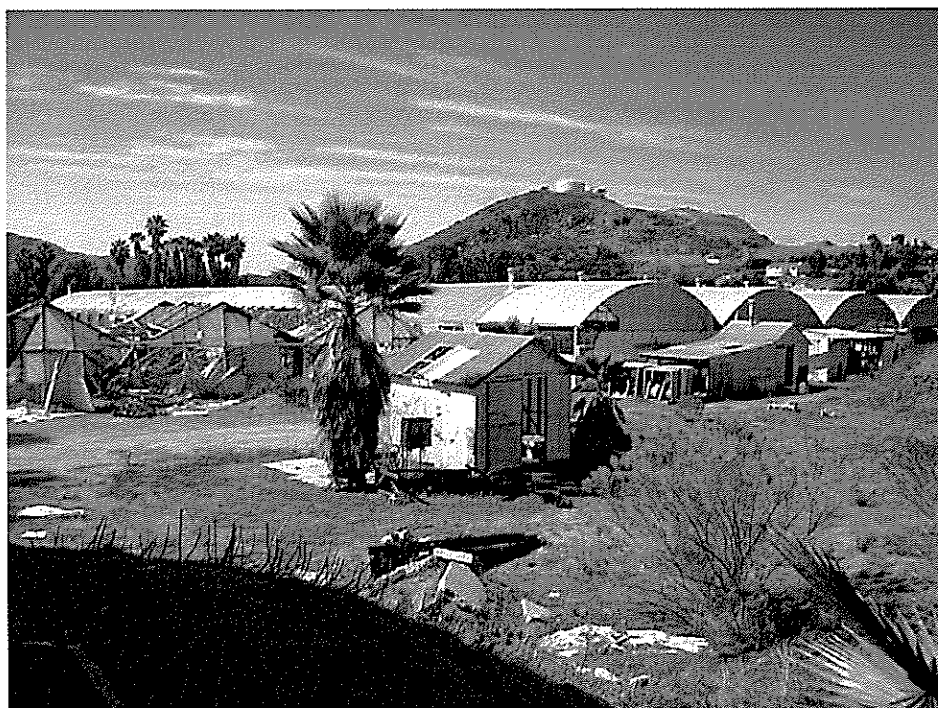


# APPENDIX

**B**



**Photograph #1**  
View of the Site from the southeastern portion, looking northwest.



**Photograph #2**  
View of the Site from the northeastern portion, looking southwest.

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## SITE PHOTOGRAPHS

1612 HILLSDALE ROAD  
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PROJECT NO. 09674-06-01



**Photograph #3**  
**Stockpiled materials located along the eastern property boundary of the Site.**



**Photograph #4**  
**Interior view of the main greenhouse located in the eastern portion of the Site.**  
**View is from the northern portion of the greenhouse, looking south.**

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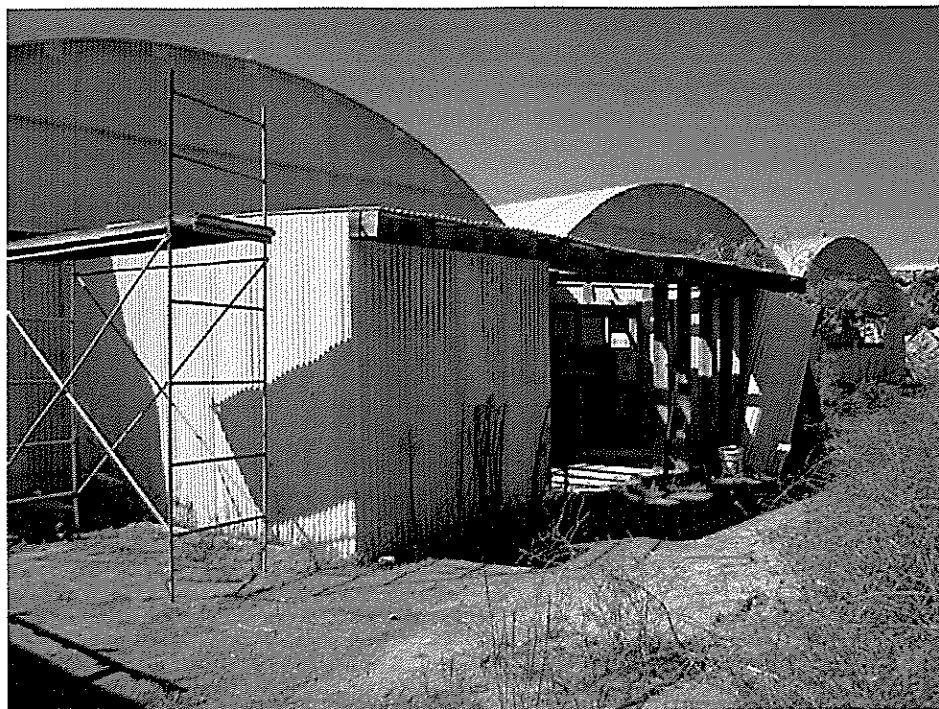
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1612 HILLSDALE ROAD  
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PROJECT NO. 09674-06-01



**Photograph #5**  
**Exterior view of Shed A.**



**Photograph #6**  
**Interior view of Shed A.**

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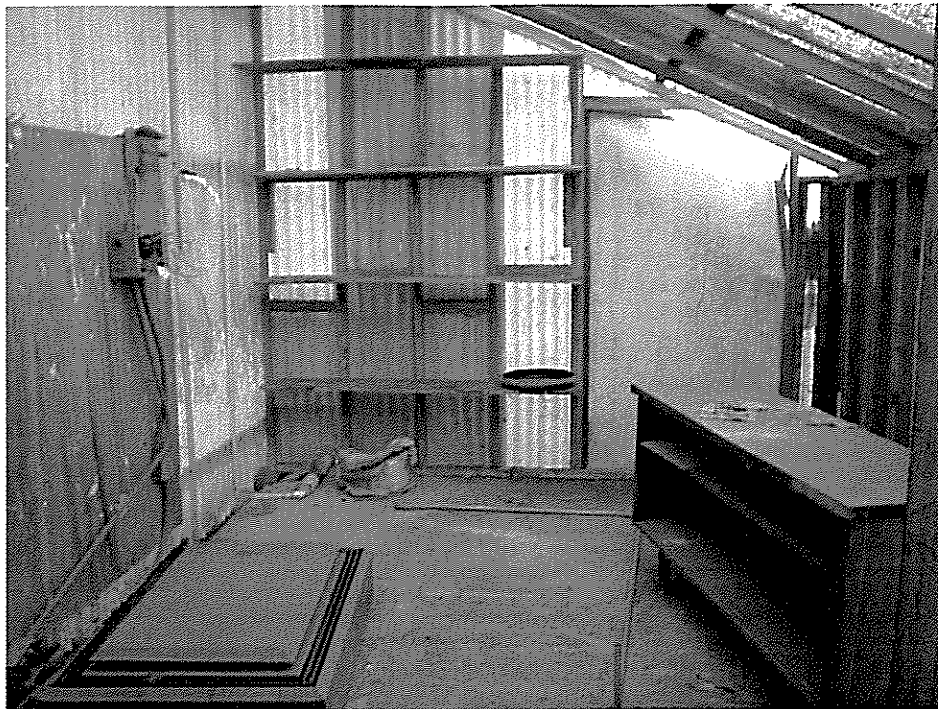
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## SITE PHOTOGRAPHS

1612 HILLSDALE ROAD  
 SAN DIEGO COUNTY, CALIFORNIA

PROJECT NO. 09674-06-01





**Photograph #7**  
**Interior view of the former hazardous materials storage area located within Shed A.**



**Photograph #8**  
**Exterior view of Shed B.**

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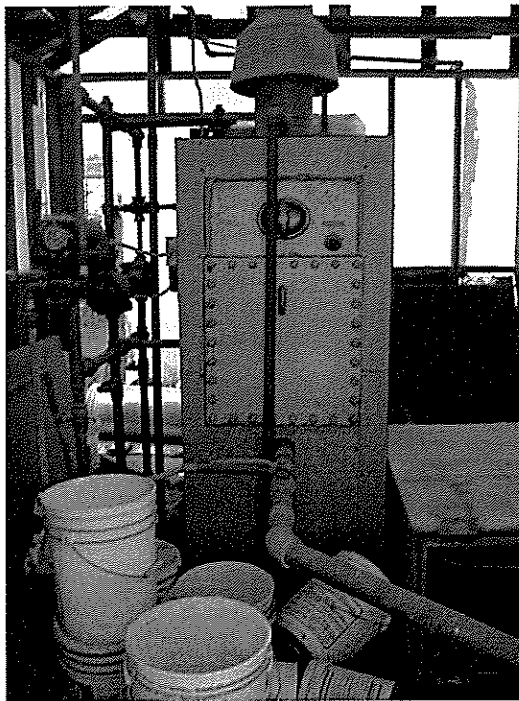
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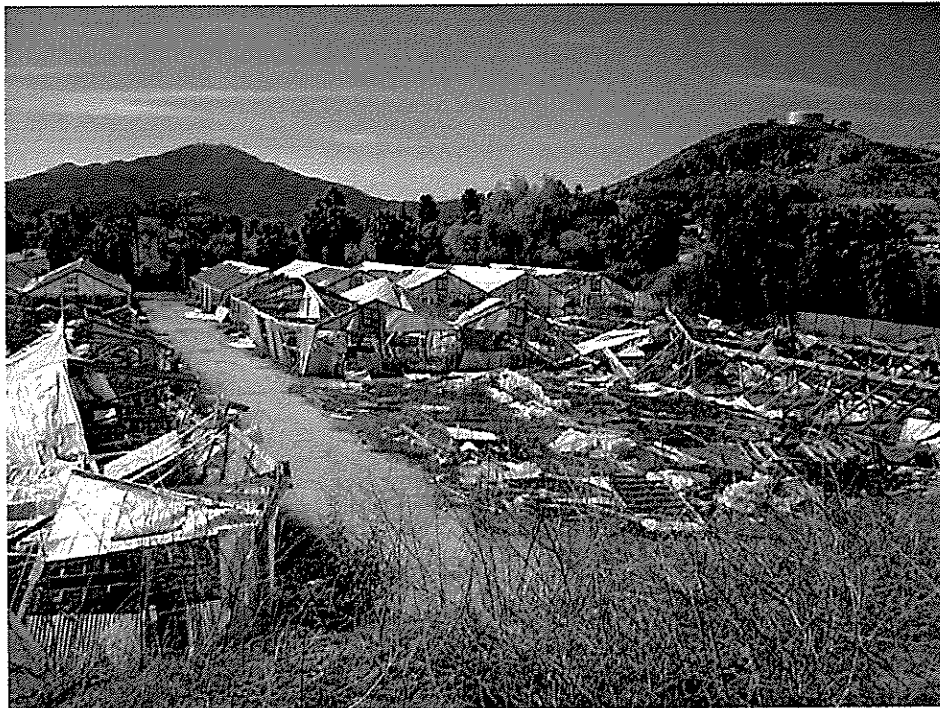
## SITE PHOTOGRAPHS

1612 HILLSDALE ROAD  
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**Photograph #9**  
**Steam boiler located within Shed B.**



**Photograph #10**  
**View of the western portion of the Site from the northern property boundary, looking southwest.**

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PROJECT NO. 09674-06-01



**Photograph #11**

**Stockpiled concrete blocks and wood pallets located in the northwestern portion of the Site.**



**Photograph #12**

**Undeveloped plateau located in the northern portion of the Site.  
View is from the northwestern portion of the Site, looking east.**

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**1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09674-06-01



**Photograph #13**  
Abandoned equipment located in the southwestern portion of the Site.



**Photograph #14**  
Trash/debris and abandoned cargo trailer located in the southwestern portion of the Site.

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## SITE PHOTOGRAPHS

1612 HILLSDALE ROAD  
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PROJECT NO. 09674-06-01





**Photograph #15**  
Abandoned truck, stockpiled wood pallets, and pole-mounted electrical transformer located in the southern portion of the Site.



**Photograph #16**  
Temporary workshop located in the southernmost portion of the main greenhouse.

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1612 HILLSDALE ROAD  
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**Photograph #17**  
**Paint products located in the southern portion of the workshop.**



**Photograph #18**  
**Oily stain located in the northeastern portion of the workshop.**

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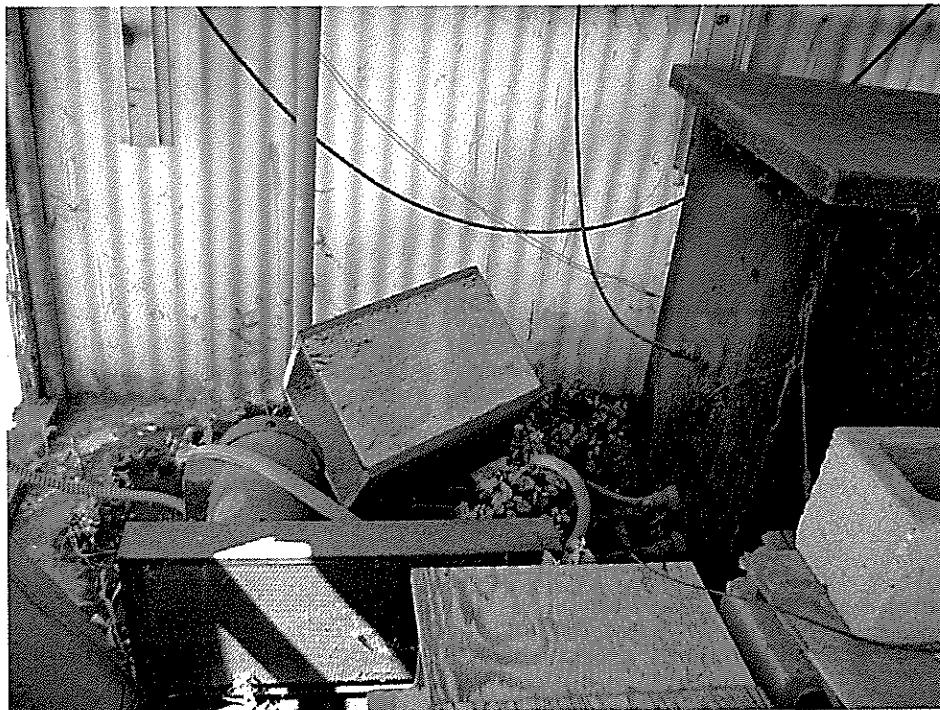
## SITE PHOTOGRAPHS

1612 HILLSDALE ROAD  
 SAN DIEGO COUNTY, CALIFORNIA

PROJECT NO. 09674-06-01



**Photograph #19**  
**Interior view of Shed C.**



**Photograph #20**  
**Interior view of Shed D.**

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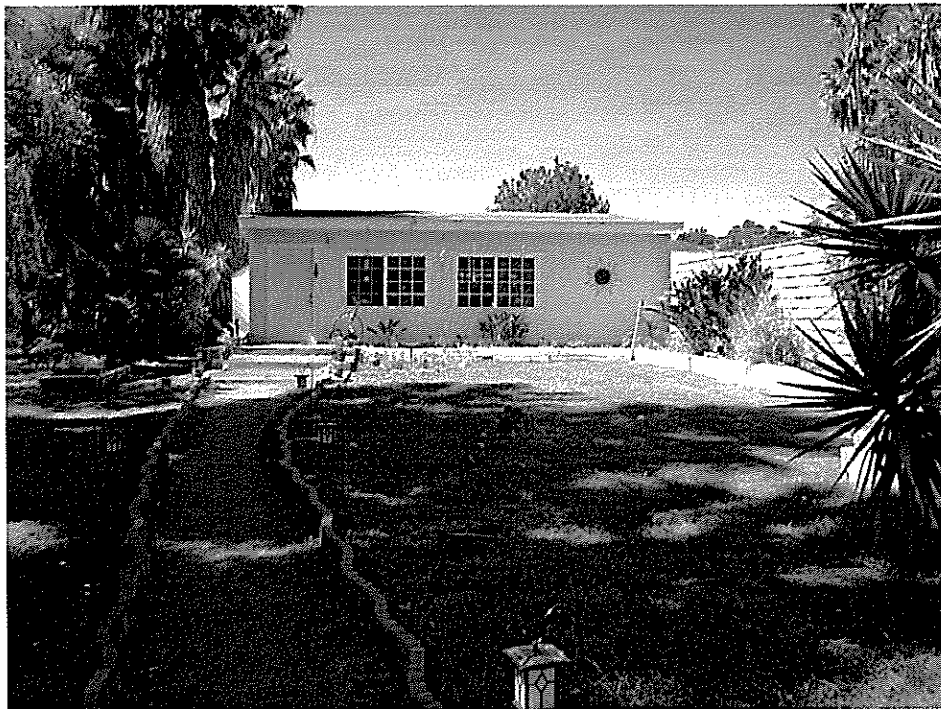
**SITE PHOTOGRAPHS**

**1612 HILLSDALE ROAD**  
**SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09674-06-01



**Photograph #21**  
**Apparent abandoned fertilizer/pesticide aboveground storage tank located in the southern portion of the Site.**



**Photograph #22**  
**Eastern elevation of the single-family residence located in the southern portion of the Site.**

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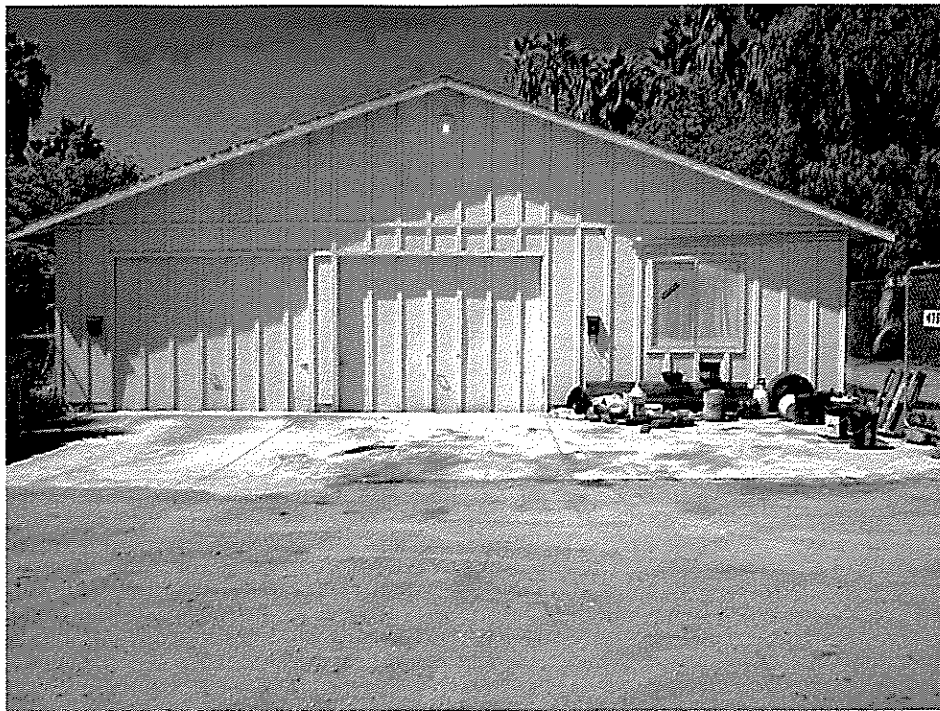
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## SITE PHOTOGRAPHS

1612 HILLSDALE ROAD  
 SAN DIEGO COUNTY, CALIFORNIA

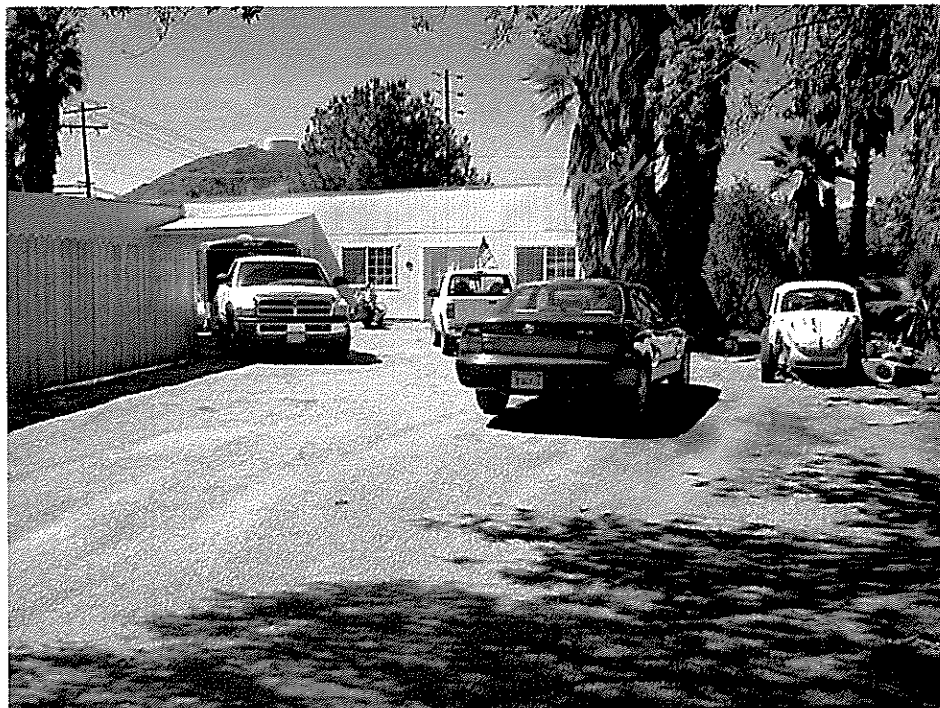
PROJECT NO. 09674-06-01





**Photograph #23**

**Eastern elevation of the private garage located in the southern portion of the Site.**



**Photograph #24**

**Private parking area located just east of the single-family residence.**

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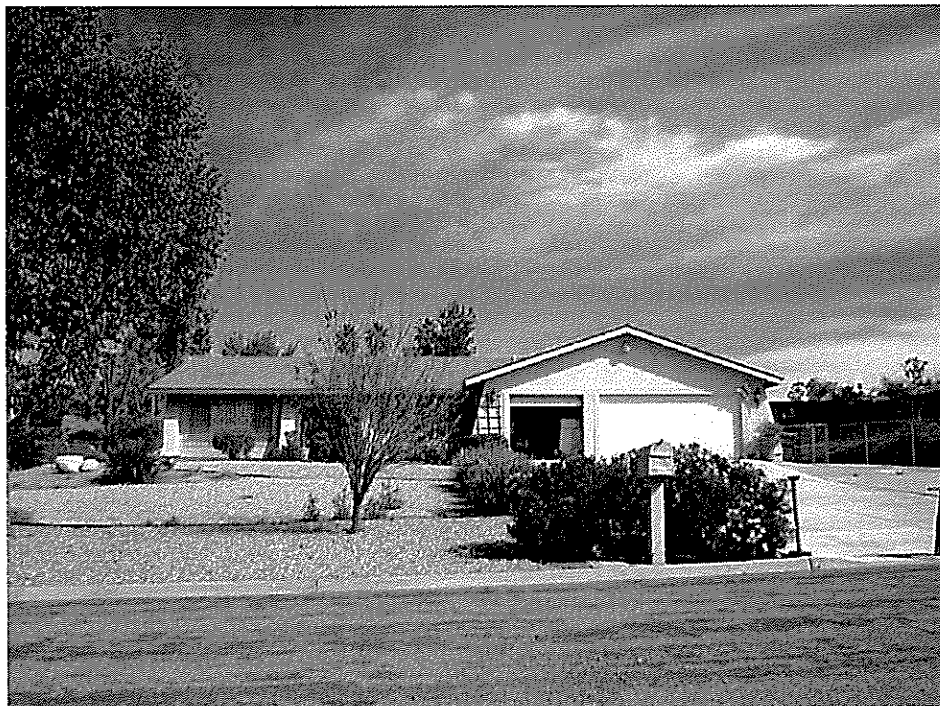
**1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09674-06-01



**Photograph #25**

**Soil and asphalt stockpile located in the southeastern portion of the Site.**



**Photograph #26**

**Single-family residences located at the adjacent property to the north.**

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**1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09674-06-01



**Photograph #27**

**Single-family residences located at the adjacent property to the east.**



**Photograph #28**

**The Church of Jesus Christ of Latter-Day Saints  
(1634 Hillside Road) located at the adjacent property to the east.**

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**SITE PHOTOGRAPHS**

**1612 HILLSDALE ROAD  
SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09674-06-01





**Photograph #29**  
**Single-family residence located at the adjacent property to the south.**



**Photograph #30**  
**Hillsdale Road, followed by single-family residences located at the adjacent property to the south.**

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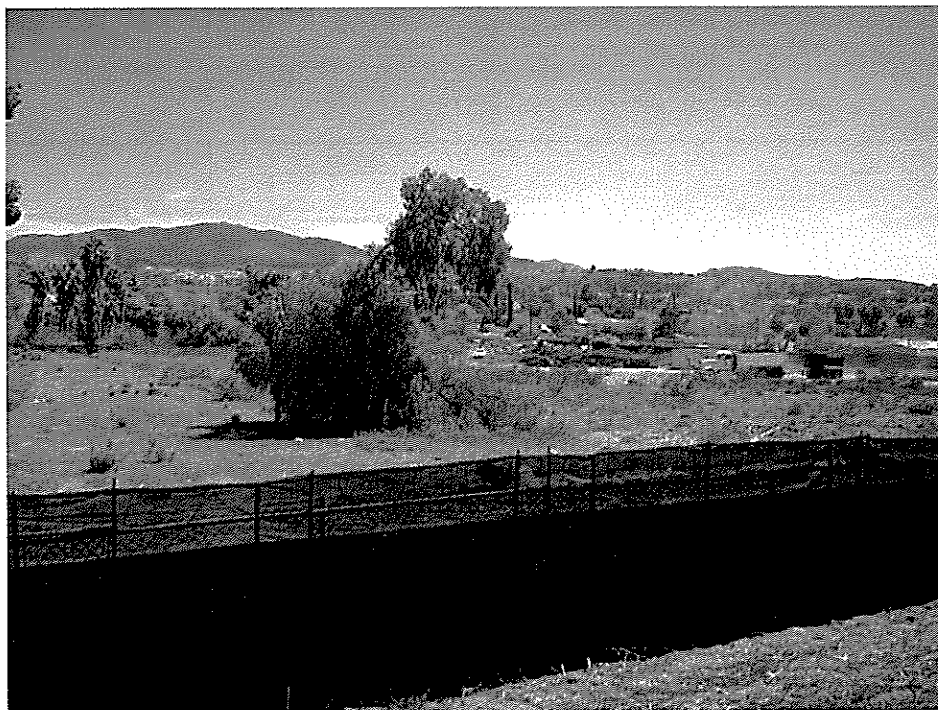
1612 HILLSDALE ROAD  
 SAN DIEGO COUNTY, CALIFORNIA

PROJECT NO. 09674-06-01





**Photograph #31**  
**Single-family residences located at the adjacent property to the west.**



**Photograph #32**  
**Undeveloped land and apparent construction staging yard located at the adjacent property to the west (1683 Jamacha Road).**

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**SITE PHOTOGRAPHS**

**1612 HILLSDALE ROAD**  
**SAN DIEGO COUNTY, CALIFORNIA**

PROJECT NO. 09674-06-01

# APPENDIX



C

## REVIEWED AERIAL PHOTOGRAPHS

1612 Hillsdale Road  
San Diego County, California

April 18, 2006

Year	Source	Scale
1953	AXN-1953-9M-45	1"=2,000'
1964	CAS-SD-5-21	1"=2,000'
1974	AMI-SD-74-7049	1"=3,600'
1980	AMI-SD-80-10096	1"=3,600'
1990	AMI-SD-90-91-12624	1"=3,600'
2002	NAPP-3C-12481-43	1"=4,000'

# APPENDIX

D

# Track Info Services

City Directory Report prepared for Erin Murray, Geocon Consultants, Inc. - 3/27/2006

TIS #: 6503

Client #: 096740601

Target Address: 1612 Hillsdale Road, El Cajon, CA 92019

2005 Haines: S San Diego County, p. 393			
1588 Hillsdale Rd Koda Juma, Yako Juma	1612 Hillsdale Rd Chocolate Moose Growers, Gabrelcik Dean	1634 Hillsdale Rd Church Jesus Christ (3)	
1999-2000 Haines: S San Diego County, p. 354			
1588 Hillsdale Rd Yako Juma	1612 Hillsdale Rd East Co Greenhouse	1634 Hillsdale Rd Church Jesus Christ (3), Helix Ward	
1995-1996 Haines: S San Diego County, p. 273			
1588 Hillsdale Rd Yako Juma	1612 Hillsdale Rd East Co Greenhouse	1634 Hillsdale Rd Church Jesus Christ (4)	
1990 Haines: S San Diego County, p. 281			
1588 Hillsdale Rd Occupant's name is not listed	1612 Hillsdale Rd Jamacha Greenhouses	1634 Hillsdale Rd Church Jesus Christ (6)	
1985 Haines: S San Diego County, p. 265 - Zip code is 92020			
A lower numbered address for the same side of the street is not listed	1612 Hillsdale Rd Jamacha Greenhouses	1634 Hillsdale Rd Church Jesus Christ (4)	
1980 Haines: S San Diego County, p. 323 - Zip code is 92020			
1588 Hillsdale Rd Foster Richard F	1612 Hillsdale Rd Jamacha Greenhouse, Walker GM	1718 Hillsdale Rd Occupant's name is not listed	
1975 Haines: San Diego, p. 629 - Zip code is 92020			
1588 Hillsdale Rd Foster Richard F	1612 Hillsdale Rd Jamacha Greenhouses, Walker GM	1718 Hillsdale Rd Occupant's name is not listed	

**Track Info Services**  
City Directory Report prepared for Erin Murray, Geocoin Consultants, Inc. - 3/27/2006

1970 Haines: San Diego, p. 432 - Zip code is 92020		
A lower numbered address for the same side of the street is not listed	<b>1612 Hillsdale Rd</b> Smith & Walker Grmhse	1710 Hillsdale Rd Scheider Jack B
1965 Pacific Telephone & Telegraph: San Diego County, Sect. 5 El Cajon, p. 82		
A lower numbered address for the same side of the street is not listed	<b>1612 Hillsdale Rd</b> Hire EL	1718 Hillsdale Rd Choy Tom
1963 Pacific Telephone & Telegraph: San Diego County, Sect. 5 El Cajon, p. 80		
A lower numbered address for the same side of the street is not listed	<b>1612 Hillsdale Rd</b> Hire EL	1718 Hillsdale Rd Choy Tom
1959 Pacific Telephone & Telegraph: San Diego County, South Sect.		
Hillsdale Rd not listed		

- Target address(s) are in bold, the next lowest address is to the left and the next highest address is to the right.
- The next lowest and highest addresses for the same side of the street as the target may or may not be adjacent, they are the closest listed in the source consulted.
- Occupant names and statements such as 'Vacant', 'No info' and 'Under constr' are verbatim.
- A number in parenthesis after the occupant's name refers to the amount of listings for noted occupant.
- A forward slash between names indicates multiple companies listed under same main company.
- The source used is cited in the row above referenced address and occupant.

APPENDIX

E

\*\*\* GRID J06 \*\*\*

\*\*\* GRID J06 \*\*\*

REPORT B13614-01  
RUN DATE 10/25/90  
TIME 135701

COUNTY OF SAN DIEGO-COMMUNITY SERVICES AGENCY  
C U M U L A T I V E LIST OF PURGED PERMITS  
AS OF 10/25/90

PAGE 2,765

BUILDING INSPECTION-LUER

STREET ADDRESS	OWNER'S NAME	CENSUS TRACT	AGCY-PERM NUMBER	PURGE TYPE	CLASS CODE	PURGE DATE	NUM OF PERMITS
1509 HILLSDALE RD	HOMIER R E	136.02	3-111865	FINALED	31	9/18/75	1
1510 HILLSDALE RD	SEDLACK, JOHN	154.02	1-347215	FINALED	26	11/04/86	1
1518 HILLSDALE RD	FOSTER RICHARD F	154.02	1-067284	FINALED	507	4/22/74	1
1521 HILLSDALE RD	OWENS JOHN	154.02	1-069590	FINALED	31	6/26/74	1
1533 HILLSDALE RD	BOX MELVIN	154.02	3-271107	FINALED	500	7/09/81	1
1533 HILLSDALE RD	CAMERON FRANK JAMES	154.00	1-064372	FINALED	400	1/09/74	1
1533 HILLSDALE RD	BOX, MELVIN	136.02	3-212541	FINALED	435	8/26/80	1
1533 HILLSDALE RD	CAMERON FRANK	136.02	1-057755	FINALED	514	3/19/74	1
1533 HILLSDALE RD	BOX, MELVIN	136.02	3-212542	FINALED	535	8/26/80	1
1533 HILLSDALE RD	CAMERON FRANK	136.02	1-057756	FINALED	414	3/19/74	1
1533 HILLSDALE RD	CAMERON FRANK	136.02	1-057758	FINALED	14	3/19/74	1
1533 HILLSDALE RD	PACIFIC TELEPHONE CO	136.02	1-080940	FINALED	404	7/25/74	1
1561 HILLSDALE RD	COLEMAN J	136.02	1-132022	FINALED	412	4/28/76	1
1561 HILLSDALE RD	COLEMAN J	136.02	1-132024	FINALED	12	4/28/76	1
1588 HILLSDALE RD	FOSTER RICHARD F	154.02	1-066157	FINALED	14	4/22/74	1
1588 HILLSDALE RD	FOSTER RICHARD F	154.02	1-066155	FINALED	514	4/22/74	1
1588 HILLSDALE RD	FOSTER RICHARD F	154.02	1-066156	FINALED	414	4/22/74	1
1595 HILLSDALE RD	ENGLISH, LINDA	136.02	1-311898	FINALED	408	3/23/84	1
1612 HILLSDALE RD	WALKER R R	154.02	3-124466	FINALED	33	12/19/75	1
1612 HILLSDALE RD	WALKER ROBERT	154.02	1-263412	FINALED	34	7/28/82	1
1612 HILLSDALE RD	WALKER R R	154.02	3-132455	FINALED	33	6/24/76	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-064957	FINALED	34	6/27/74	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-097510	ABANDONED	34	1/28/76	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-055378	FINALED	12	11/06/73	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-054239	FINALED	31	9/25/73	1
1612 HILLSDALE RD	WALKER ROBERT	154.02	1-055085	FINALED	535	10/30/73	1
1612 HILLSDALE RD	WALKER ROBERT	154.02	1-055086	FINALED	435	10/30/73	1
1612 HILLSDALE RD	WALKER ROBERT	154.02	1-055087	FINALED	35	10/30/73	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-055376	FINALED	512	11/06/73	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-055377	FINALED	412	11/06/73	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-052363	FINALED	34	9/25/73	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-091028	FINALED	34	8/20/74	1
1612 HILLSDALE RD	WALKER ROBERT R	154.02	1-072724	FINALED	31	6/27/74	1
1621 HILLSDALE RD	BLALOCK DONALD	154.02	1-303267	FINALED	408	11/21/83	1
1634 HILLSDALE RD	CHURCH OF LATTER DAY SAINTS	154.02	3-276882	FINALED	504	8/09/82	1
1634 HILLSDALE RD	CHURCH OF JESUS CHRIST	154.02	1-262083	FINALED	525	8/09/82	1
1634 HILLSDALE RD	CHURCH OF LATTER DAY SAINTS	154.02	3-276881	FINALED	400	8/09/82	1
1634 HILLSDALE RD	CHURCH OF JESUS CHRIST	154.02	1-262081	FINALED	25	8/09/82	1
1634 HILLSDALE RD	CHURCH OF LATTER DAY SAINTS	154.02	3-276880	FINALED	404	8/09/82	1
1634 HILLSDALE RD	CHURCH OF LATTER DAY SAINTS	154.02	3-276879	FINALED	104	8/09/82	1
1650 HILLSDALE RD	L D S CHURCH	154.02	3-242294	FINALED	403	8/29/79	1
1777 HILLSDALE RD	LONG RONALD	136.02	1-295057	FINALED	11	10/04/85	1
1787 HILLSDALE RD	BALL	136.02	3-139034	FINALED	404	4/15/76	1
1787 HILLSDALE RD	BALL J G	136.02	3-143007	FINALED	408	5/13/76	1
1787 HILLSDALE RD	BALL J G	136.02	3-143008	FINALED	501	5/13/76	1
1818 HILLSDALE RD	SMALL A	136.02	1-155876	FINALED	500	8/26/76	1
1818 HILLSDALE RD	SMALL, ROSE	154.02	3-213835	FINALED	32	6/28/78	1
1818 HILLSDALE RD	SMALL R	154.02	3-224561	FINALED	502	10/24/78	1
1818 HILLSDALE RD	SMALL, ROSE	154.02	3-214051	FINALED	501	6/02/78	1
1858 HILLSDALE RD	SPINALI JOSEPH J	154.02	3-099117	FINALED	502	7/14/75	1
1889 HILLSDALE RD	JOLLY, V.	136.02	1-405983	FINALED	400	10/28/87	1

Site

\*\*\* GRID J06 \*\*\*

\*\*\* GRID J06 \*\*\*



\*\*\* GRID K06 \*\*\*

\*\*\* GRID K06 \*\*\*

\*\*\* GRID L06 \*\*\*

\*\*\* GRID L06 \*\*\*

REPORT B13614-01  
RUN DATE 10/25/90  
TIME 135701

COUNTY OF SAN DIEGO-COMMUNITY SERVICES AGENCY  
C U M U L A T I V E LIST OF PURGED PERMITS  
AS OF 10/25/90

PAGE 2,767

BUILDING INSPECTION-LUER

STREET ADDRESS	OWNER'S NAME	CENSUS TRACT	AGCY-PERM NUMBER	PURGE TYPE	CLASS CODE	PURGE DATE	NUM OF PERMITS
2074 HILLSDALE RD	HOLMES DAVE	154.02	1-107424	FINALED	15	11/28/75	1
2034 HILLSDALE RD	WILBUR R W	154.02	3-161732	FINALED	502	10/14/76	1
2034 HILLSDALE RD	WILBUR R	154.02	3-156901	FINALED	435	10/14/76	1
2034 HILLSDALE RD	WILBUR R	154.02	3-156903	FINALED	35	10/14/76	1
2330 HILLSDALE RD	AMERICAN ASSETS	154.02	1-269069	FINALED	408	4/05/82	1
18890 HILLSDALE RD	ROBERT, W.	154.02	3-266882	FINALED	500	4/13/81	1
18890 HILLSDALE RD	ROBERT, W.	154.02	3-266881	FINALED	404	4/13/81	1
18890 HILLSDALE RD	ROBERT, W.	154.02	3-266880	FINALED	104	4/13/81	1
HILLSDALE RD & WINDRIVER RD	BALL/MCKINNON INC & FOWLER-MA	136.02	3-150007	FINALED	517	12/23/76	6
HILLSDALE RD & WINDRIVER RD	BALL/MCKINNON INC & FOWLER-MA	136.02	3-150008	FINALED	417	12/23/76	6
HILLSDALE RD & WINDRIVER RD	BALL/MCKINNON INC & FOWLER-MA	136.02	3-150010	FINALED	17	12/23/76	3
HILLSDALE RD & WINDRIVER RD	BALL/MCKINNON INC & FOWLER-MA	136.02	3-150011	FINALED	17	12/23/76	3
HILLSDALE RD & WINDRIVER RD	BALL MCKINNON INC FOWLER MITC	136.02	3-150012	FINALED	517	12/23/76	9
HILLSDALE RD & WINDRIVER RD	BALL MCKINNON INC FOWLER MITC	136.02	3-150013	FINALED	417	12/23/76	1
HILLSDALE RD & WINDRIVER RD	BALL MCKINNON INC FOWLER MITC	136.02	3-150014	FINALED	400	12/23/76	5
HILLSDALE RD & WINDRIVER RD	BALL MCKINNON INC FOWLER MITC	136.02	3-150016	FINALED	17	12/23/76	3
HILLSDALE RD & WINDRIVER RD	BALL MCKINNON INC FOWLER MITC	136.02	3-150017	FINALED	17	12/23/76	3
HILLSDALE RD & WINDRIVER RD	BALL MCKINNON INC FOWLER MITC	136.02	3-150018	FINALED	17	12/23/76	3
1533 HILLSDALE RD, EL CAJON	BOX MELVIN	136.02	3-192715	FINALED	432	9/14/77	1
1533 HILLSDALE RD, EL CAJON	BOX MELVIN	136.02	3-192714	FINALED	32	9/14/77	1
1612 HILLSDALE RD, EL CAJON	WALKER R.	154.02	3-186830	FINALED	34	7/19/77	1
1899 HILLSDALE RD, EL CAJON	WILLHELM	136.02	3-208395	FINALED	535	5/10/78	1
1899 HILLSDALE RD, EL CAJON	WILLHELM	136.02	3-208394	FINALED	35	5/10/78	1
1899 HILLSDALE RD, EL CAJON	WILLHELM	136.02	3-208393	FINALED	435	5/10/78	1
1920 HILLSDALE ROAD	LIVINGSTON, DR. S.	154.02	1-213290	FINALED	555	11/29/78	1
1920 HILLSDALE ROAD	LIVINGSTON, DR. S.	154.02	1-213291	FINALED	435	11/29/78	1
1920 HILLSDALE ROAD, E.C.	LIVINGSTON, DR. S.	154.02	1-213293	FINALED	35	11/29/78	1
1932 HILLSDALE ROAD, E.C.	PIERI-VEHAGAS COMPANY	154.02	3-205223	FINALED	31	1/18/78	1
1932 HILLSDALE ROAD, E.C.	PIERI, JAMES	154.02	3-190056	FINALED	15	1/25/78	1
1932 HILLSDALE ROAD, E.C.	PIERI, JAMES	154.02	3-190058	FINALED	415	1/25/78	1
1932 HILLSDALE ROAD, E.C.	PIERI, JAMES	154.02	3-190059	FINALED	515	1/25/78	1
2026 HILLSDALE ROAD, E.C.	HOLMES, DAVID	154.02	3-198954	EXPIRED	412	4/30/80	1
2026 HILLSDALE ROAD, E.C.	HOLMES, DAVID	154.02	3-198953	EXPIRED	12	4/30/80	1
208 HILLSIDE	THOMAS, CALVIN	203.00	2-127622	FINALED	408	3/27/78	1
302 HILLSIDE	HAMMAN FRED I	203.00	1-075235	EXPIRED	500	6/12/75	1
1345 HILLSIDE	BRUNTON LIONEL J	188.00	2-055069	FINALED	400	2/05/75	1
1345 HILLSIDE	BRUNTON LIONEL J	188.00	2-047792	FINALED	14	4/02/76	1
1345 HILLSIDE	BRUNTON LIONEL J	188.00	2-047793	FINALED	414	4/02/76	1
1345 HILLSIDE	BRUNTON LIONEL J	188.00	2-047794	FINALED	514	4/02/76	1
3435 HILLSIDE	WATKINS	188.00	2-056041	FINALED	105	2/11/75	1
14158 HILLSIDE	BROCKMAN WILLIE	213.00	1-304714	FINALED	408	12/08/83	1
117 HILLSIDE DR	HUFFMAN, RALPH	203.03	2-245237	FINALED	104	6/15/85	1
829 HILLSIDE DR	BRANTLEY ANTONINA G	209.01	3-057563	FINALED	513	12/21/73	1
829 HILLSIDE DR	BRANTLEY ANTONINA G	209.01	3-057564	FINALED	413	12/21/73	1
829 HILLSIDE DR	BRANTLEY ANTONINA G	209.01	3-057565	FINALED	401	12/21/73	1
829 HILLSIDE DR	BRANTLEY ANTONINA G	209.01	3-057566	FINALED	15	12/21/73	1
1245 HILLSIDE DR	STUART, JAMES G.	188.00	2-206370	FINALED	538	12/20/82	1
1309 HILLSIDE DR	BOYER, ROBERT G	182.00	2-288846	FINALED	400	4/12/88	1
1309 HILLSIDE DR	BOYER, ROBERT	188.00	2-280546	FINALED	15	4/12/88	1
1309 HILLSIDE DR	BOYER, ROBERT	188.00	2-280547	FINALED	415	4/12/88	1
1309 HILLSIDE DR	BOYER, ROBERT	188.00	2-280548	FINALED	515	4/12/88	1

Site →

CLASS CODES (CC) AND U.S. CENSUS BUREAU CODES (BC)

BUILDING PERMITS (TYPE 18)			ELECTRICAL PERMITS (TYPE 17)		PLUMBING PERMITS (TYPE 16)		MECHANICAL PERMITS (TYPE 24)	
CC	BC		CC		CC		CC	
101	1	ST. APPROVED MODULE (Stick)	400	TEMPORARY SERVICE - NEW CONST.	500	WATER HEATER/SOFTENER	600	CENTRAL FURN (EQUIV. PUMP
102		ST APP FACTORY BLT (1/2 Fee)	401	TEMPORARY SERVICE TO MH (ALL)	501	SEWER HOOKUP	601	WALL UNIT/HEATER
103	1	FACTORY BLT NOT ST APP	402	TESTING	502	GAS/TEMPORARY GAS (TESTING)	602	AIR COND/REFRIG SYSTEM
104	21	MISC	403	PUMP	503	IRRIGATION SYSTEM	603	KIT HOOD/DUCT/FAN
105		REINSPECTION	404	MISC	504	BACKFLOW PREVENTER/MISC	604	MISC/INCINERATORS/EVAP
106		REINSPECTION	405	REINSPECTION	505	REINSPECTION	605	REINSPECTION
107	21	RENEWAL	406	RENEWAL	506	RENEWAL	606	RENEWAL
108	21	SUPPLEMENTAL	407	SUPPLEMENTAL	507	SUPPLEMENTAL	607	SUPPLEMENTAL
109		CONDO CONVERSION	408	NEW/RELOC/CHANGE OF SERVICE			XXX	
11	21	ENFORCEMENT	409	ENFORCEMENT	509	ENFORCEMENT	609	ENFORCEMENT
12	21	RES ADD/ALTER TO 5M	410	FACTORY BUILT	510	FACTORY BUILT	610	FACTORY BUILT
13	1	RES ADD/ALTER TO 5M & UP	411		511		611	
14	5	DWELLING TO 40M	412		512		612	
15	5	"MOVE-ON" DWELLING TO 40M	413		513		613	
16	5	DWELLING 40M TO 80M	414		514		614	
17	5	"MOVE-ON" DWELLING 40M TO 80M	415		515		615	
18	5	DWELLING 80M AND UP	416		516		616	
19	5	"MOVE-ON" DWELLING 80M & UP	417		517		617	
20	3	TRACT TO 36M	418		518		618	
21	3	TRACT 36M & UP	419		519		619	
22	3	MULTIPLES--3 OR 4 DWELL UNITS	420		520		620	
23	4	MULTIPLES--5 OR MORE DWELL UNITS	421		521		621	
24	1	PRD (Postage Stamp Lots)	422		522		622	
25	23	DEMOLITION--HOUSEKEEP RES	423		523		623	
26	24	DEMOLITION--OTHER	424		524		624	
27	24	COMM ADD/ALTER TO 5M	425		525		625	
28	22	COMM ADD/ALTER 5M & UP	426		526		626	
29	22	COMM/PUBLIC TO 40M	427		527		627	
30	22	COMM/PUBLIC 40M TO 100M	428		528		628	
31	22	COMM/PUBLIC 100M & UP	429		529		629	
32	20	SIGNS	430		530		630	
33	20	ADD SFD TO EXIST SFD	431		531		631	
34	20	DUPLEXES	432		532		632	
35	20	FENCES AND WALLS	433		533		633	
36	12	PATIOS/PORCHES/DECKS	434		534		634	
37	12	DETACHED GARAGES	435		535		635	
38	12	ACCESSORY BUILDING	436		536		636	
39	19	AGRICULTURAL BUILDINGS	437		537		637	
40	20	SWIMMING POOLS	438		538		638	
41	20	DRIVEWAY PERMITS	439		539		639	
42	20	GRADING PERMITS	440		540		640	
43	20	COMPLIANCE SURVEYS	441		541		641	
44	20	MOBILEHOME OTHER THAN MH PARKS	442		542		642	
45	7	BUSINESS TRAILER USES	443		543		643	
46	7	HEALTH CARE TRAILER USES	444		544		644	
47	7	TOP BUILDING PERMIT	445		545		645	
48	7	SECURITY TRAILER USES	446		546		646	
49	7	FARM EMPLOYEE HOUSING	447		547		647	
50	7	M/H ON FOUNDATION - PRIVATE LOT	448		548		648	
51	7	MISC. TRAILER USES	449		549		649	
52	7	MOBILEHOME PARK CONSTRUCTION PERMIT	450		550		650	
53	900	PARK PROPER CONSTRUCTION	451		551		651	
54	901	CONSTRUCTION ON LOT	452		552		652	
55	902	MOBILEHOME INSTALLATION	453		553		653	
56	903	REINSPECTION	454		554		654	
57	905	PLAN CHECK	455		555		655	

Class Codes for Miscellaneous Structures/Fees (Continued on Page 2):

104 for fireplace, foundation, roof covering, new siding or stucco, new interior wall covering only (Paneling, Drywall, Plaster).

107 for any change in plan or additional building permit.

11 or 12 for add/alter on SFD, Duplex or PRD (Postage Stamp Lot).

21 or 22 for add/alter on a condominium, apartment, commercial or public building.

23, 24 or 25 for recreation building in a PRD, condominium or apartment complex.

27 for special plan review and other staff consultation.

779 for SAM fee

980 for thoroughfare/bridge fee

988 for park and recreation fee at \$115

989 for park and recreation fee at \$145

990 for park and recreation fee at \$200

## APPENDIX

**F**

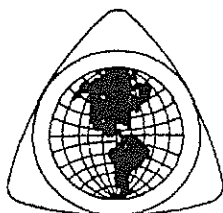
QUALITY ASSURANCE LABORATORY  
6605 NANCY RIDGE DRIVE  
SAN DIEGO, CALIFORNIA 92121  
(619) 552-3636

---

EAST COUNTY GREENHOUSE  
ATTN: JOHN PEEVER  
1921 JAMACHA RD.  
EL CAJON, CA 92019

DATE OF REPORT  
DATE RECEIVED  
SAMPLING DATE  
DATE OF FINAL REVIEW  
ANALYZED BY  
SAMPLE TYPE

MAY 5, 1992  
APRIL 30, 1992  
APRIL 30, 1992  
MAY 4, 1992  
EA  
4 SOIL



## QUALITY ASSURANCE LABORATORY

---

April 28, 1992

To Our Valued Clients:

Our previous phone number, (619) 566-1060, has been permanently cancelled. Please use our current phone and facsimile numbers:

**QUALITY ASSURANCE LABORATORY**  
**PHONE: (619) 552-3636**  
**FAX: (619) 552-3642**

Thank you for noting this change.

Sincerely,

Shelley Picard  
Client Services Director

Mailing Address:  
P.O. Box 22567  
San Diego, CA 92192

San Diego  
6605 Nancy Ridge Dr.  
San Diego, CA 92121

(619) 552-3636  
Fax: (619) 552-3642

MAY 5, 1992

EAST COUNTY GREENHOUSE

DATE OF EXTRACTION: 4/30/92

DATE OF ANALYSIS: 5/1/92

EXTRACTION METHOD: 3550/3620

ANALYSIS METHOD: EPA METHOD 8080

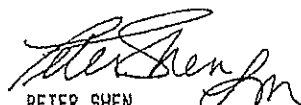
ORGANOCHLORINE PESTICIDES AND PCBs

SAMPLE TYPE - SOIL

ANALYSIS	DETECTION LIMIT UG/KG	7674-92D N/E HOUSE #1 UG/KG	7675-92D POINSETTA HOUSE #2 UG/KG	7676-92D HOUSE #1 #3 UG/KG	7677-92D SW CORNER #4 UG/KG
4,4' - DDD	0.5	ND	ND	ND	ND
4,4' - DDE	0.5	1.3	ND	ND	ND
4,4' - DDT	0.4	ND	ND	ND	ND
ALDRIN	0.2	ND	ND	ND	ND
ALPHA-BHC	0.6	ND	ND	ND	ND
BETA-BHC	0.6	ND	ND	ND	ND
CHLORDANE	25	ND	ND	ND	ND
DELTA-BHC	0.6	ND	ND	ND	ND
DIELDRIN	0.3	ND	ND	ND	ND
ENDOSULFAN I	0.3	ND	ND	0.56	ND
ENDOSULFAN II	0.5	ND	ND	0.84	ND
ENDOSULFAN SULFATE	0.4	ND	ND	1.6	ND
ENDRIN	0.4	ND	ND	ND	ND
ENDRIN ALDEHYDE	0.5	ND	ND	ND	ND
HEPTACHLOR	0.2	ND	ND	ND	ND
HEPTACHLOR EPOXIDE	0.3	ND	ND	ND	ND
GAMMA-BHC	0.3	ND	ND	ND	ND
METHOXYCHLOR	25	ND	ND	ND	ND
TOXAPHENE	25	ND	ND	ND	ND
PCB-1016	50	ND	ND	ND	ND
PCB-1221	50	ND	ND	ND	ND
PCB-1232	50	ND	ND	ND	ND
PCB-1242	50	ND	ND	ND	ND
PCB-1248	50	ND	ND	ND	ND
PCB-1254	50	ND	ND	ND	ND
PCB-1260	50	ND	ND	ND	ND

ND = NONE DETECTED

SECOND COLUMN VERIFICATION PERFORMED.

  
PETER SHEN  
LABORATORY DIRECTOR

PS/ft

QUALITY ASSURANCE LABORATORY  
QUALITY CONTROL DATA REPORT

MAY 4, 1992

EAST COUNTY GREENHOUSE  
LOG #7674-92D THROUGH 7677-92D  
DATE EXTRACTED: APRIL 30, 1992  
DATE ANALYZED: MAY 1, 1992  
EXTRACTION METHOD: 3550/3620\*  
ANALYSIS METHOD: EPA METHOD 8080  
ORGANOCHLORINE PESTICIDES AND PCBs

Concentrations were calculated against 4 point calibration curves of concentrations 25, 50, 100 and 200 ppb.

LABORATORY CONTROL STANDARD

A 0.5 ppb laboratory control sample was run in the sample set up.

COMPOUND	LCS % RECOVERY
Aldrin	110%
4,4DDE	110%
Dieldrin	108%
Heptachlor Epoxide	109%
Methoxychlor	96%

SPIKE DATA

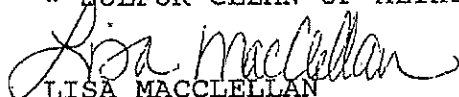
Log #7316-92D was spiked with 12.5 ppb 8080 standard.

COMPOUND	SPIKE % RECOVERY	RPD %
4,4DDD	116%	0%
Aldrin	93%	0%
Endosulfan II	116%	0%
4,4-DDT	92%	4%
Heptachlor	104%	0%

A complete list is available upon request.

ALL COMPOUNDS WERE SECOND COLUMN VERIFIED

\* SULFUR CLEAN-UP METHOD.

  
LISA MACCLELLAN  
QA/QC DIRECTOR

QUALITY CONTROL TERMINOLOGY

•LCS - LABORATORY CONTROL STANDARD. REPORTED AS % RECOVERY OF AN INDEPENDENT STANDARD CARRIED THROUGH ALL SAMPLE PREPARATION PROCEDURES TO VERIFY METHOD PERFORMANCE. ACCEPTABLE RANGE IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 80%-120% RECOVERY RANGE.  
•SPIKE - ENVIRONMENTAL SAMPLE IS MATRIX SPIKED WITH METHOD COMPOUNDS AND % RECOVERY OF CONCENTRATION SPIKED INTO SAMPLE IS CALCULATED. REPORTED AS % RECOVERY. ACCEPTABLE RANGE FOR "NORMAL MATRIX SAMPLE" IS BASED ON HISTORICAL LABORATORY CONTROL DATA, BUT IS GENERALLY WITHIN A 75%-125% RECOVERY RANGE.  
•SURROGATES - COMPOUNDS REPRESENTATIVE OF A GROUP OF COMPOUNDS. SURROGATES ARE SPIKED INTO ENVIRONMENTAL SAMPLES AND % RECOVERY OF CONCENTRATION SPIKED IS CALCULATED AND REPORTED. ACCEPTABLE RANGE VARIES DEPENDING ON SAMPLE MATRIX AND ANALYSIS METHOD.

# CHAIN OF CUSTODY

Date: 07-27-20 Page 1 of 1[illegible]



APPENDIX

G

*TRACK ► INFO SERVICES, LLC*

## **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**1612 HILLSDALE ROAD**

**EL CAJON CA 92019**

Job Number: 096740601

**PREPARED FOR:**

**Geocon Consultants, Inc.**

**6970 Flanders Drive**

**San Diego, CA 92121**

03-20-06



*Tel: (866) 664-9981*

*Fax: (818) 249-4227*

# Environmental FirstSearch Search Summary Report

**Target Site:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-13-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-13-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-06-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-06-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-06-06	0.25	0	0	1	-	-	0	1
RCRA NLR	Y	02-06-06	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
State Sites	Y	05-04-05	1.00	0	0	0	0	0	0	0
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	01-11-06	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.25	1	1	2	-	-	0	4
Other	Y	09-06-05	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	01-04-06	0.25	0	0	0	-	-	0	0
Leaking UST	Y	01-12-06	0.50	0	0	0	0	-	0	0
FIMAP	Y	07-14-05	0.50	0	0	0	0	-	0	0
- TOTALS -				1	1	3	0	0	0	5

### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch  
Site Information Report***

**Request Date:** 03-20-06  
**Requestor Name:** Erin Murray  
**Standard:** ASTM

**Search Type:** AREA  
**Job Number:** 096740601  
Filtered Report

**TARGET ADDRESS:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

*Demographics*

<b>Sites:</b> 5	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-116.924484	-116:55:28	<b>Easting:</b>	507073.34
<b>Latitude:</b>	32.763059	32:45:47	<b>Northing:</b>	3624832.34
			<b>Zone:</b>	11

*Comment*

**Comment:**

*Additional Requests/Services*

**Adjacent ZIP Codes:** 1 Mile(s)

**Services:**

ZIP Code	City Name	ST	Dist/Dir	Sel
92020	EL CAJON	CA	0.35 NW	Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	Yes	03-20-06
Historical Topos	Yes	03-20-06
City Directories	Yes	03-20-06
Title Search	No	
Municipal Reports	No	
Online Topos	No	

***Environmental FirstSearch  
Sites Summary Report***

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**TOTAL:** 5      **GEOCODED:** 5      **NON GEOCODED:** 0      **SELECTED:** 5

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	PERMITS	EAST COUNTY GREENHOUSES HE17H99002	1612 HILLSDALE RD EL CAJON CA 92019	0.00 --	1
4	PERMITS	RANCHO LAS PALMAS HE17H99550	1683 JAMACHA RD EL CAJON CA 92019	0.12 NW	2
5	PERMITS	VALHALLA HIGH SCHOOL HE17H25355	1725 HILLSDALE RD EL CAJON CA 92019	0.18 SE	3
11	RCRAGN	GROSSMONT UHS VALHALLA HS CAD981433709/SGN	1725 HILLSDALE ROAD EL CAJON CA 92019	0.18 SE	3
13	PERMITS	OTAY WD HILLSDALE RD PUMP ST HE17H32140	1688 JAMACHA RD EL CAJON CA 92019	0.19 SW	4

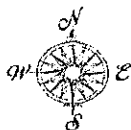
***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Fair Glen Rd	0.19 NW		
Fuerte Heights Ln	0.14 NW		
Hillsdale Ln	0.00 --		
Hillsdale Rd	0.00 --		
Hollow Ct	0.07 NW		
Hollow Pl	0.05 NW		
Jalisco Rd	0.06 SW		
Jamacha Rd	0.14 NW		
La Valhalla Pl	0.03 SE		
Shadowside Ln	0.21 NW		
Sundale Rd	0.00 --		



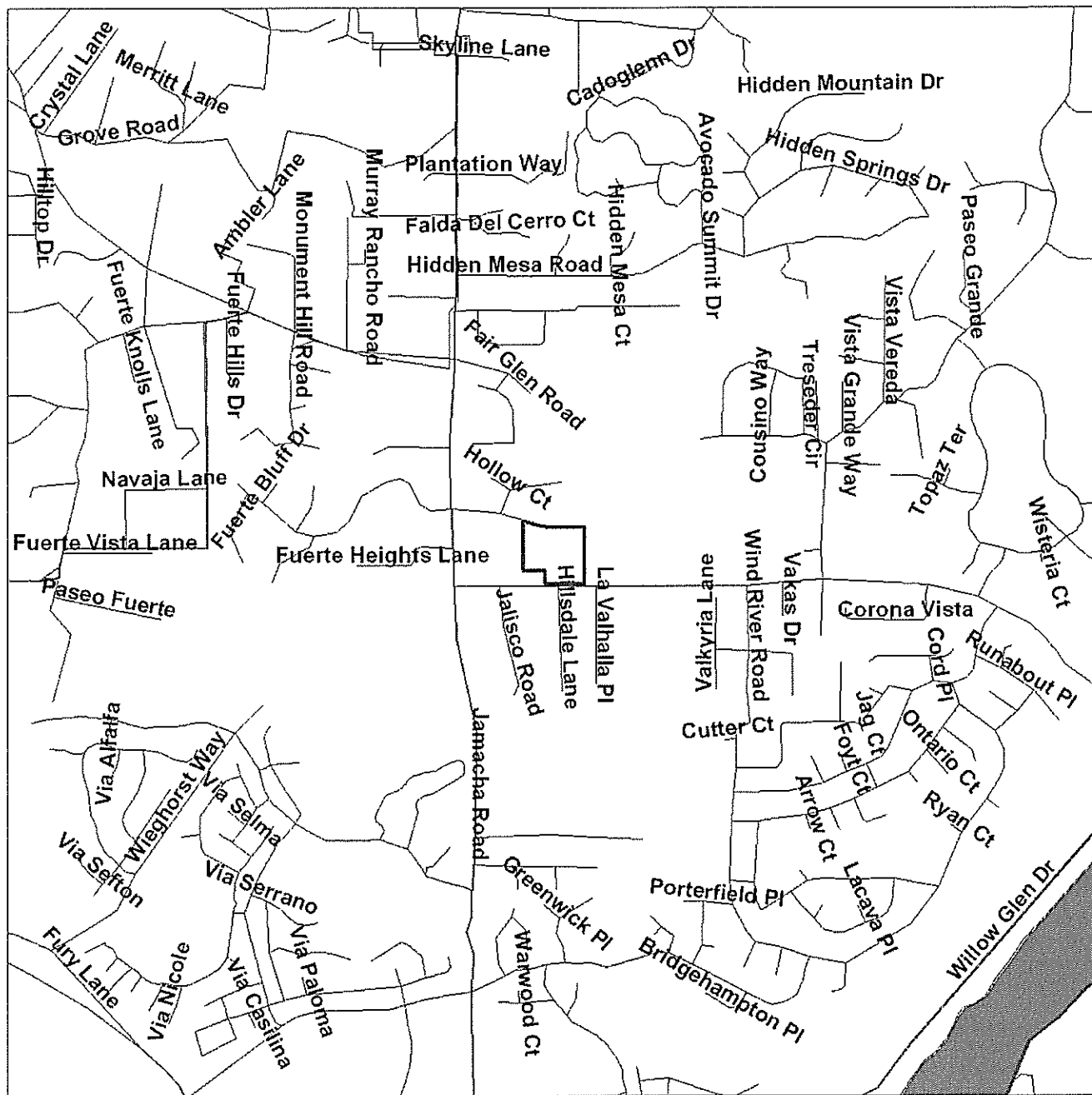


# Environmental FirstSearch

1 Mile Radius from Area  
ASTM: NPL, RCRACOR, STATE

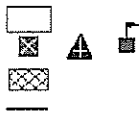


1612 HILLSDALE ROAD, EL CAJON CA 92019

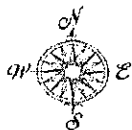


Source: U.S. Census TIGER Files

Area Polygon .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....  
Railroads .....





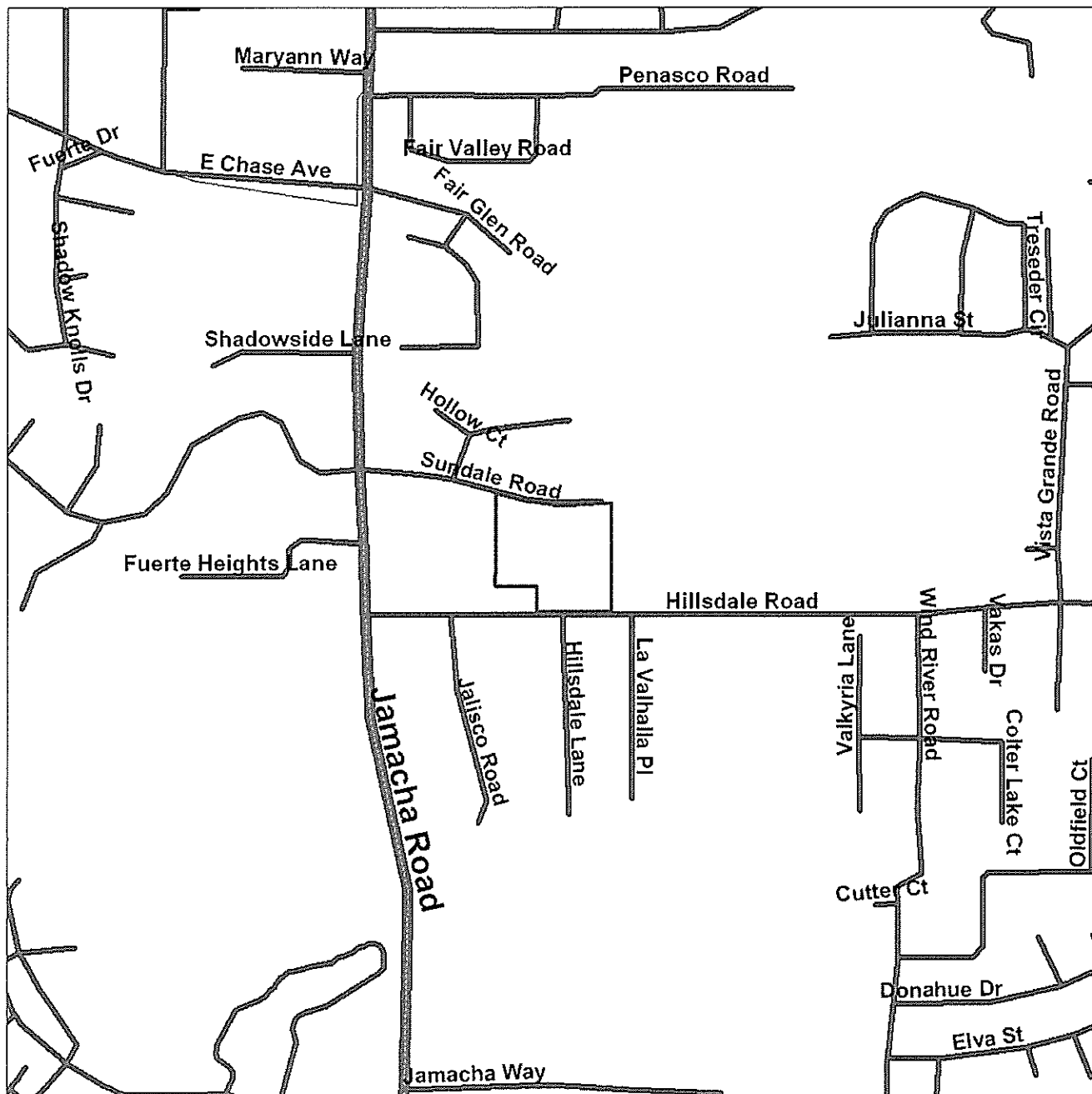


# Environmental FirstSearch

.5 Mile Radius from Area  
ASTM: CERCLIS, RCRATSD, LUST, SWL, FIMAP



1612 HILLSDALE ROAD, EL CAJON CA 92019



Source: U.S. Census TIGER Files

Area Polygon .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....  
Railroads .....

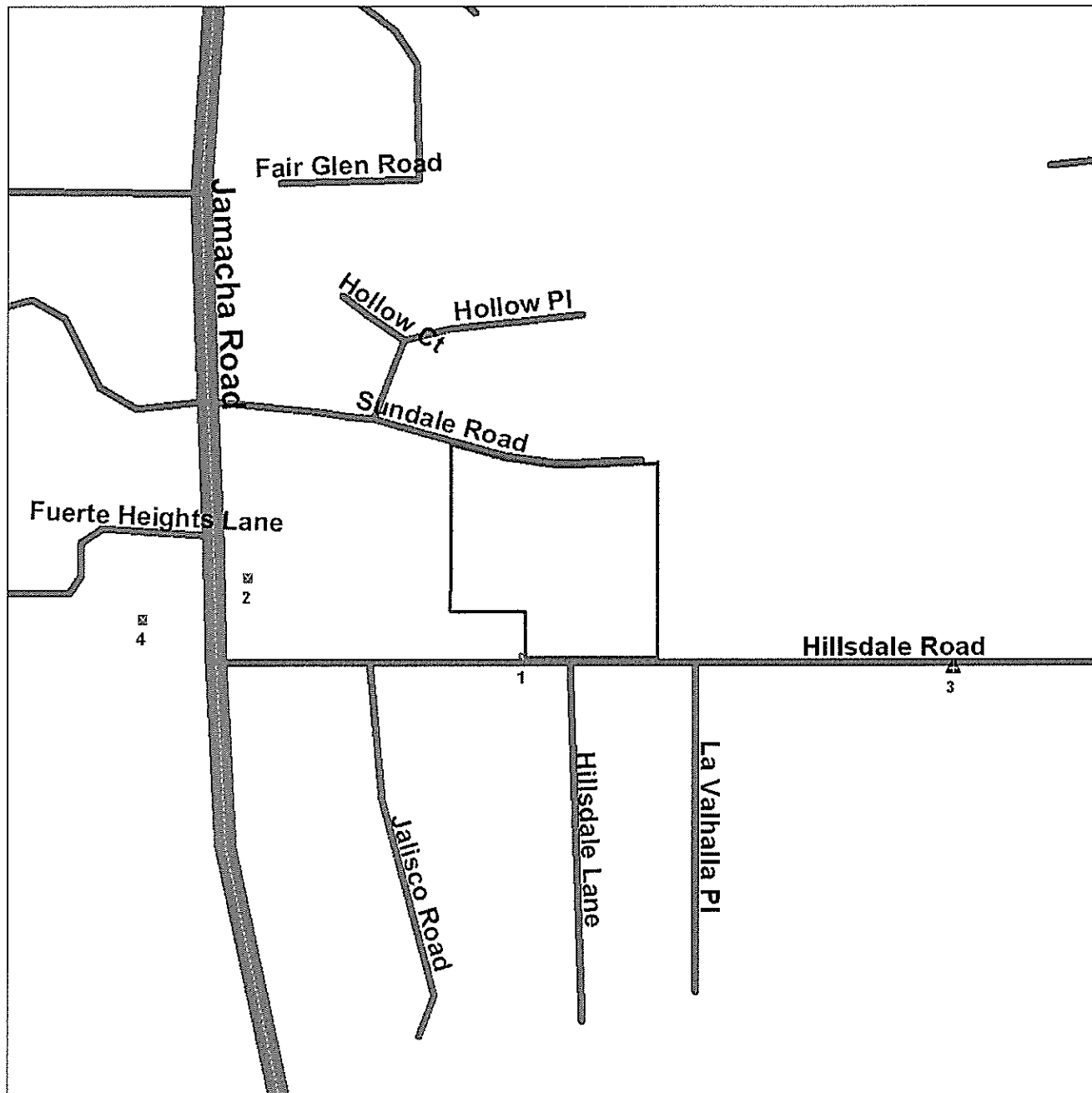




**Environmental FirstSearch**  
.25 Mile Radius from Area  
ASTM: RCRAGEN, UST, PERMITS, OTHER

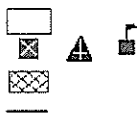


1612 HILLSDALE ROAD, EL CAJON CA 92019



Source: U.S. Census TIGER Files

Area Polygon .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....  
Railroads .....

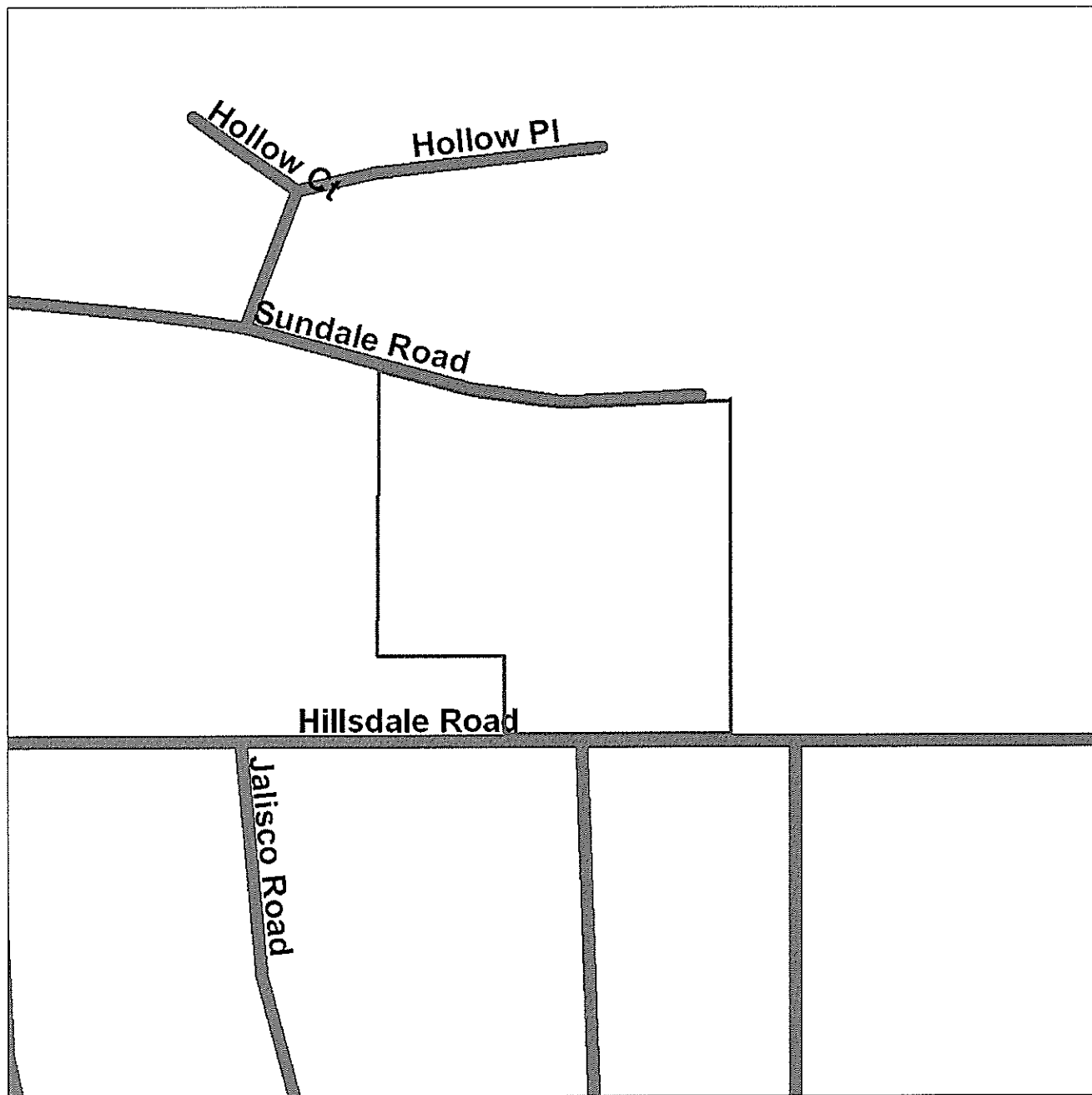




**Environmental FirstSearch**  
.12 Mile Radius from Area  
ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



1612 HILLSDALE ROAD, EL CAJON CA 92019



Source: U.S. Census TIGER Files

Area Polygon .....  
Identified Site, Multiple Sites, Receptor .....  
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....  
Railroads .....



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**PERMITS SITE**

**SEARCH ID:** 2                      **DIST/DIR:** 0.00 --                      **MAP ID:** 1

<b>NAME:</b> EAST COUNTY GREENHOUSES	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 1612 HILLSDALE RD	<b>ID1:</b> HE17H99002
EL CAJON CA 92019	<b>ID2:</b>
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> JOHN PEEVER	<b>PHONE:</b> (619)440-4839

**INDUSTRY / FACILITY INFORMATION NAMES**

Business Description & SIC Code:	General Farming U
Gas Station:	2
Fire Department District:	San Miguel Cons FPD

**PERMIT INFORMATION**

Permit Number:	HE17H99002
Inactive / Active Facility Indicator:	
Annual Expiration Date:	
Status:	
Map Code / Business Plan on File:	
Business Plan Acceptance Date:	06/12/1995

**GENERAL INSPECTION & VIOLATION INFORMATION**

Inspection Date:	09/24/1996 00:00:00
Reinspection Date:	Sep 1997
Inspector Name:	WINANS
Notice of Violation Issued:	
Delinquent Flag:	
Last Update:	3/30/98
Last Delinquent Letter:	

**PROPERTY OWNER INFORMATION**

Property Owner Name:	
Property Owner Address:	

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

Chemical Name:	DRY NITROGEN FERTILIZER
CAS#:	7727-37-9
Annual Quantity:	10000.00
Quantity Stored at One Time:	800.00
Measurement Unit:	LBS
Carcinogen Indicator:	
Storage Method:	BAGS: BRLAP,CLOTH,PAPER,PLSTIC
Material Data Safety Sheet:	
First Hazard Category:	FIRE HAZARD
Second Hazard Category:	IMMED HEALTH HAZRD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

Chemical Name:	LIQUID FERT (2X55)
CAS#:	7727-37-9
Annual Quantity:	10000.00
Quantity Stored at One Time:	110.00
Measurement Unit:	GAL
Carcinogen Indicator:	
Storage Method:	ABVGR TNK,NOT STL 10-1000 G
Material Data Safety Sheet:	
First Hazard Category:	IMMED HEALTH HAZRD
Second Hazard Category:	OTHER

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

Chemical Name:	CHLORMEQUAT
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- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

PERMITS SITE

**SEARCH ID:** 2                      **DIST/DIR:** 0.00 --                      **MAP ID:** 1

<b>NAME:</b> EAST COUNTY GREENHOUSES	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 1612 HILLSDALE RD	<b>ID1:</b> HE17H99002
EL CAJON CA 92019	<b>ID2:</b>
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> JOHN PEEVER	<b>PHONE:</b> (619)440-4839

<b>CAS#:</b>	999-81-5
<b>Annual Quantity:</b>	0.00
<b>Quantity Stored at One Time:</b>	1.00
<b>Measurement Unit:</b>	GAL
<b>Carcinogen Indicator:</b>	
<b>Storage Method:</b>	FIBER/PLSTIC BOXES,CRTNS,CASES
<b>Material Data Safety Sheet:</b>	
<b>First Hazard Category:</b>	XTREMELY HAZRDS-CFR
<b>Second Hazard Category:</b>	IMMED HEALTH HAZRD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

<b>Chemical Name:</b>	OXAMYL
<b>CAS#:</b>	23135-22-0
<b>Annual Quantity:</b>	0.00
<b>Quantity Stored at One Time:</b>	2.00
<b>Measurement Unit:</b>	GAL
<b>Carcinogen Indicator:</b>	
<b>Storage Method:</b>	FIBER/PLSTIC BOXES,CRTNS,CASES
<b>Material Data Safety Sheet:</b>	
<b>First Hazard Category:</b>	XTREMELY HAZRDS-CFR
<b>Second Hazard Category:</b>	IMMED HEALTH HAZRD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

<b>Chemical Name:</b>	ENDOSULFAN 50% THIODAN
<b>CAS#:</b>	115-29-7
<b>Annual Quantity:</b>	0.00
<b>Quantity Stored at One Time:</b>	1.00
<b>Measurement Unit:</b>	LBS
<b>Carcinogen Indicator:</b>	
<b>Storage Method:</b>	BAGS: BRLAP,CLOTH,PAPER,PLSTIC
<b>Material Data Safety Sheet:</b>	
<b>First Hazard Category:</b>	XTREMELY HAZRDS-CFR
<b>Second Hazard Category:</b>	IMMED HEALTH HAZRD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

<b>Chemical Name:</b>	CARCINOGEN AND/OR REPRO TOXINS: LESS THAN STATE DISCLOSURE AMOUNTS
<b>CAS#:</b>	CARCINOGEN
<b>Annual Quantity:</b>	1.00
<b>Quantity Stored at One Time:</b>	1.00
<b>Measurement Unit:</b>	LBS
<b>Carcinogen Indicator:</b>	
<b>Storage Method:</b>	INVALID CODE
<b>Material Data Safety Sheet:</b>	
<b>First Hazard Category:</b>	DELAYD HLTH HAZARD
<b>Second Hazard Category:</b>	IMMED HEALTH HAZRD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

<b>Chemical Name:</b>	SULFOTEP 15% PLANT FUME 103
<b>CAS#:</b>	3689-24-5
<b>Annual Quantity:</b>	0.00
<b>Quantity Stored at One Time:</b>	3.00
<b>Measurement Unit:</b>	LBS

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**PERMITS SITE**

**SEARCH ID:** 2

**DIST/DIR:** 0.00 --

**MAP ID:** 1

**NAME:** EAST COUNTY GREENHOUSES  
**ADDRESS:** 1612 HILLSDALE RD  
EL CAJON CA 92019  
SAN DIEGO  
**CONTACT:** JOHN PEEVER

**REV:** 02/06/03  
**ID1:** HE17H99002  
**ID2:**  
**STATUS:**  
**PHONE:** (619)440-4839

**Carcinogen Indicator:**  
**Storage Method:** METAL DRUMS 0-5 GALLONS  
**Material Data Safety Sheet:**  
**First Hazard Category:** XTREMELY HAZRDS-CFR  
**Second Hazard Category:** IMMED HEALTH HAZRD

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**PERMITS SITE**

**SEARCH ID:** 4                      **DIST/DIR:** 0.12 NW                      **MAP ID:** 2

<b>NAME:</b> RANCHO LAS PALMAS	<b>REV:</b> 08/06/01
<b>ADDRESS:</b> 1683 JAMACHA RD	<b>ID1:</b> HE17H99550
EL CAJON CA 92019	<b>ID2:</b>
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> DAVE EVANS	<b>PHONE:</b> (619)579-6800

**INDUSTRY / FACILITY INFORMATION NAMES**

**Business Description & SIC Code:** General Farming  
**Gas Station:**  
**Fire Department District:**

**PERMIT INFORMATION**

**Permit Number:** HE17H99550  
**Inactive / Active Facility Indicator:**  
**Annual Expiration Date:**  
**Status:**  
**Map Code / Business Plan on File:**  
**Business Plan Acceptance Date:** 06/12/1995

**GENERAL INSPECTION & VIOLATION INFORMATION**

**Inspection Date:** 12/10/1997 0:00:00  
**Reinspection Date:** Feb 1999  
**Inspector Name:** WINANS  
**Notice of Violation Issued:**  
**Delinquent Flag:**  
**Last Update:** 3/30/98  
**Last Delinquent Letter:**

**PROPERTY OWNER INFORMATION**

**Property Owner Name:**  
**Property Owner Address:**

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

**Chemical Name:** DRY NITROGEN FERT  
**CAS#:** 7727-37-9  
**Annual Quantity:** 500.00  
**Quantity Stored at One Time:** 1200.00  
**Measurement Unit:** LBS  
**Carcinogen Indicator:**  
**Storage Method:** BAGS: BRLAP,CLOTH,PAPER,PLSTIC  
**Material Data Safety Sheet:**  
**First Hazard Category:** IMMED HEALTH HAZRD  
**Second Hazard Category:** OTHER

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

## PERMITS SITE

**SEARCH ID:** 5                      **DIST/DIR:** 0.18 SE                      **MAP ID:** 3

<b>NAME:</b> VALHALLA HIGH SCHOOL <b>ADDRESS:</b> 1725 HILLSDALE RD EL CAJON CA 92019 SAN DIEGO <b>CONTACT:</b> GROSSMONT DISTRICT	<b>REV:</b> 02/06/03 <b>ID1:</b> HE17H25355 <b>ID2:</b> CAD981433709 <b>STATUS:</b> <b>PHONE:</b> (619)401-4200
--	---

### INDUSTRY / FACILITY INFORMATION NAMES

**Business Description & SIC Code:** *Schools, Univ, Colleges 9400*  
**Gas Station:**  
**Fire Department District:** *San Miguel Cons FPD*

### PERMIT INFORMATION

**Permit Number:** *HE17H25355*  
**Inactive / Active Facility Indicator:**  
**Annual Expiration Date:** *May 31*  
**Status:**  
**Map Code / Business Plan on File:** *Yes*  
**Business Plan Acceptance Date:** *02/15/2000*

### GENERAL INSPECTION & VIOLATION INFORMATION

**Inspection Date:** *11/16/1999 0:00:00*  
**Reinspection Date:** *Jan 2001*  
**Inspector Name:** *NOWLEN*  
**Notice of Violation Issued:**  
**Delinquent Flag:**  
**Last Update:** *5/20/01*  
**Last Delinquent Letter:** *07/17/1998 0:00:00*

### PROPERTY OWNER INFORMATION

**Property Owner Name:**  
**Property Owner Address:**

### WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** *WASTE OIL & MIXED OIL (221)*  
**Inspection Date:** *11/16/99*  
**Waste Quantity Present at Inspection:** *400*  
**Annual Quantity:** *450*  
**Measurement Unit:** *GAL*  
**Treatment Method:** *RECYCLE*  
**Storage Method:** *ABVGR TNK, NOT STL 10-1000 G*  
**Carcinogen Indicator:**  
**Hauler:** *ASBURY ENVIR. SERVICES*  
**Waste Description:** *AUTO SHOP & ROP CENTER*

### WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** *HYDROCARBON SOLVENTS (213)*  
**Inspection Date:** *11/16/99*  
**Waste Quantity Present at Inspection:** *25*  
**Annual Quantity:** *150*  
**Measurement Unit:** *GAL*  
**Treatment Method:** *RECYCLE*  
**Storage Method:** *PROCESSING EQUIPMENT*  
**Carcinogen Indicator:**  
**Hauler:** *SAFETY KLEEN*  
**Waste Description:** *GRAYMILLS PTS CR- 1@ ROP*

### WASTE STREAMS GENERATED BY BUSINESS

**Waste Name & Code:** *HALOGENATED SOLVENTS (211) - Continued on next page -*



# Environmental FirstSearch Site Detail Report

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

## PERMITS SITE

**SEARCH ID:** 5                      **DIST/DIR:** 0.18 SE                      **MAP ID:** 3

<b>NAME:</b> VALHALLA HIGH SCHOOL <b>ADDRESS:</b> 1725 HILLSDALE RD EL CAJON CA 92019 SAN DIEGO <b>CONTACT:</b> GROSSMONT DISTRICT	<b>REV:</b> 02/06/03 <b>ID1:</b> HE17H25355 <b>ID2:</b> CAD981433709 <b>STATUS:</b> <b>PHONE:</b> (619)401-4200
--	---

Inspection Date:	11/16/99
Waste Quantity Present at Inspection:	10
Annual Quantity:	10
Measurement Unit:	GAL
Treatment Method:	UNKNOWN
Storage Method:	METAL DRUMS 0-5 GALLONS
Carcinogen Indicator:	
Hauler:	SAFETY KLEEN
Waste Description:	CARBURETOR CLEANER

**WASTE STREAMS GENERATED BY BUSINESS**

Waste Name & Code:	DEGREASING SLUDGE (451)
Inspection Date:	11/16/99
Waste Quantity Present at Inspection:	5
Annual Quantity:	5
Measurement Unit:	GAL
Treatment Method:	UNKNOWN
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	PACIFIC TREATMENT CORP
Waste Description:	HOT TANK SLUDGE

**WASTE STREAMS GENERATED BY BUSINESS**

Waste Name & Code:	UNSPECIFIED SLUDGE WASTE (491)
Inspection Date:	11/16/99
Waste Quantity Present at Inspection:	5
Annual Quantity:	5
Measurement Unit:	GAL
Treatment Method:	UNKNOWN
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	ALL CHEMICAL DISPOSAL OF
Waste Description:	STEAMCLEAN SUMP SLUDGE

**WASTE STREAMS GENERATED BY BUSINESS**

Waste Name & Code:	PHOTOCHEM/PHOTOPROC WASTE (541)
Inspection Date:	11/16/99
Waste Quantity Present at Inspection:	30
Annual Quantity:	60
Measurement Unit:	GAL
Treatment Method:	SEWER
Storage Method:	PROCESSING EQUIPMENT
Carcinogen Indicator:	
Hauler:	SAFETY KLEEN
Waste Description:	FIXER W/SILVER

**WASTE STREAMS GENERATED BY BUSINESS**

Waste Name & Code:	LABORATORY WASTE CHEMICALS (551)
Inspection Date:	11/16/99
Waste Quantity Present at Inspection:	150
Annual Quantity:	150
Measurement Unit:	GAL
Treatment Method:	SEWER

- Continued on next page -

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

## PERMITS SITE

**SEARCH ID:** 5                      **DIST/DIR:** 0.18 SE                      **MAP ID:** 3

<b>NAME:</b> VALHALLA HIGH SCHOOL <b>ADDRESS:</b> 1725 HILLSDALE RD EL CAJON CA 92019 SAN DIEGO <b>CONTACT:</b> GROSSMONT DISTRICT	<b>REV:</b> 02/06/03 <b>ID1:</b> HE17H25355 <b>ID2:</b> CAD981433709 <b>STATUS:</b> <b>PHONE:</b> (619)401-4200
--	---

<b>Storage Method:</b>	METAL DRUMS,55 GALLONS
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	ALL CHEMICAL DISPOSAL OF
<b>Waste Description:</b>	LAB/DRAFTING/MISC

**WASTE STREAMS GENERATED BY BUSINESS**

<b>Waste Name &amp; Code:</b>	USED OIL FILTERS (888)
<b>Inspection Date:</b>	11/16/99
<b>Waste Quantity Present at Inspection:</b>	55
<b>Annual Quantity:</b>	55
<b>Measurement Unit:</b>	GAL
<b>Treatment Method:</b>	RECYCLE
<b>Storage Method:</b>	METAL DRUMS,55 GALLONS
<b>Carcinogen Indicator:</b>	
<b>Hauler:</b>	UNKNOWN HAZ WST HAULER
<b>Waste Description:</b>	USED OIL FILTERS

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	7/8/97
<b>Violation Item Number:</b>	V001
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	01
<b>Violation Definition:</b>	MEDICAL WASTE MGMT. PLAN HAS NOT BEEN SUBMITTED TO COUNTY
<i>HMMD (ANNUAL REQUIREMENT) 68.1206 AND 117935</i>	

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	7/8/97
<b>Violation Item Number:</b>	V002
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	03
<b>Violation Definition:</b>	HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO
<i>DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40, 66272.1</i>	

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	7/8/97
<b>Violation Item Number:</b>	V003
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	03
<b>Violation Definition:</b>	HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION
<i>DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34</i>	

**VIOLATIONS AT TIME OF INSPECTION**

<b>Inspection Date:</b>	7/8/97
<b>Violation Item Number:</b>	V004
<b>Waste Code:</b>	
<b>Type of Violation:</b>	GENERAL VIOLATION
<b>Number of Occurances:</b>	03
<b>Violation Definition:</b>	PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT
<i>COMPLIANCE WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES CCR 66265.16</i>	

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**PERMITS SITE**

**SEARCH ID:** 5                      **DIST/DIR:** 0.18 SE                      **MAP ID:** 3

<b>NAME:</b> VALHALLA HIGH SCHOOL	<b>REV:</b> 02/06/03
<b>ADDRESS:</b> 1725 HILLSDALE RD	<b>ID1:</b> HE17H25355
EL CAJON CA 92019	<b>ID2:</b> CAD981433709
SAN DIEGO	<b>STATUS:</b>
<b>CONTACT:</b> GROSSMONT DISTRICT	<b>PHONE:</b> (619)401-4200

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 7/8/97  
**Violation Item Number:** V005  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 02  
**Violation Definition:** USED OIL FILTERS NOT PROPERLY DRAINED, STORED, OR LABELED PRIOR TO  
TRANSPORT FOR THE PURPOSE OF METAL RECLAMATION. CCR 66266.130

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 7/8/97  
**Violation Item Number:** V006  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 02  
**Violation Definition:** PERSONNEL TRAINING RECORDS NOT AVAILABLE TO SHOW THAT PERSONNEL  
HAVE RECEIVED INITIAL AND ANNUAL REFRESHER TRAINING. CCR 2732(B)

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V001  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 01  
**Violation Definition:** DID NOT PLACE A LABEL WITH THE GENERATOR S NAME, ADDRESS, & PHONE  
NUM. ON THE OUTSIDE OF THE RED BAG AND/OR SHARPS CONT. 68.1201 & 68.1205

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V002  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 02  
**Violation Definition:** MEDICAL WASTE MGMT. PLAN HAS NOT BEEN SUBMITTED TO COUNTY  
HMMD (ANNUAL REQUIREMENT) 68.1206 AND 117935

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V003  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 03  
**Violation Definition:** HAZARDOUS WASTE MANIFESTS/RECEIPTS ARE NOT MAINTAINED ON SITE TO  
DOCUMENT PROPER DISPOSAL OF HAZARDOUS WASTE CCR 66262.40, 66272.1

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V004  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurances:** 02  
**Violation Definition:** GENERATOR HAS NOT MAINTAINED THE REQUIRED SIGNED COPY OF THE  
HAZARDOUS WASTE MANIFEST FROM THE TSD FACILITY ON SITE FOR REVIEW CCR 66262.40

*Continued on next page -*

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**PERMITS SITE**

**SEARCH ID:** 5

**DIST/DIR:** 0.18 SE

**MAP ID:** 3

**NAME:** VALHALLA HIGH SCHOOL  
**ADDRESS:** 1725 HILLSDALE RD  
EL CAJON CA 92019  
SAN DIEGO  
**CONTACT:** GROSSMONT DISTRICT

**REV:** 02/06/03  
**ID1:** HE17H25355  
**ID2:** CAD981433709  
**STATUS:**  
**PHONE:** (619)401-4200

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V005  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurrences:** 03  
**Violation Definition:** HAZARDOUS WASTE CONTAINERS ARE MISSING LABELS, ACCUMULATION  
DATE AND/OR ARE IMPROPERLY LABELED CCR 66262.34

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V006  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurrences:** 03  
**Violation Definition:** PERSONNEL TRAINING RECORDS ARE INADEQUATE TO DOCUMENT  
COMPLIANCE WITH REQUIREMENTS FOR CURRENT AND FORMER EMPLOYEES CCR 66265.16

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V007  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurrences:** 01  
**Violation Definition:** BUSINESS PLAN WAS NOT AMENDED WITHIN 30 DAYS FOR A 100% QUANTITY  
IN- CREASE, NEW DISCLOSABLE MATERIALS OR A CHANGE IN BUSINESS INFO. HSC 25505

**VIOLATIONS AT TIME OF INSPECTION**

**Inspection Date:** 9/16/98  
**Violation Item Number:** V008  
**Waste Code:**  
**Type of Violation:** GENERAL VIOLATION  
**Number of Occurrences:** 03  
**Violation Definition:** PERSONNEL TRAINING RECORDS NOT AVAILABLE TO SHOW THAT PERSONNEL  
HAVE RECEIVED INITIAL AND ANNUAL REFRESHER TRAINING. CCR 2732(B)

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

**Chemical Name:** CALCIUM HYPOCHLORITE (POOL CHLORINE)  
**CAS#:** 7778-54-3  
**Annual Quantity:** 6000.00  
**Quantity Stored at One Time:** 605.00  
**Measurement Unit:** GAL  
**Carcinogen Indicator:**  
**Storage Method:** PLASTIC DRUMS, 55 GALLONS  
**Material Data Safety Sheet:**  
**First Hazard Category:** IMMEDIATE HEALTH HAZARD  
**Second Hazard Category:** DELAYED HEALTH HAZARD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

**Chemical Name:** WELDING GASES (ARGON, CO2)  
**CAS#:** 7440-37-1  
**Annual Quantity:** 476.00

- Continued on next page -

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**PERMITS SITE**

**SEARCH ID:** 5

**DIST/DIR:** 0.18 SE

**MAP ID:** 3

**NAME:** VALHALLA HIGH SCHOOL  
**ADDRESS:** 1725 HILLSDALE RD  
EL CAJON CA 92019  
SAN DIEGO  
**CONTACT:** GROSSMONT DISTRICT

**REV:** 02/06/03  
**ID1:** HE17H25355  
**ID2:** CAD981433709  
**STATUS:**  
**PHONE:** (619)401-4200

**Quantity Stored at One Time:** 476.00  
**Measurement Unit:** CFT  
**Carcinogen Indicator:**  
**Storage Method:** CYLINDERS  
**Material Data Safety Sheet:**  
**First Hazard Category:** SUDDN RLSE OF PRES  
**Second Hazard Category:** DELAYD HLTH HAZARD

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

**Chemical Name:** OXYGEN COMPRESSED GAS:  
**CAS#:** 7782-44-7  
**Annual Quantity:** 526.00  
**Quantity Stored at One Time:** 526.00  
**Measurement Unit:** CFT  
**Carcinogen Indicator:**  
**Storage Method:** CYLINDERS  
**Material Data Safety Sheet:**  
**First Hazard Category:** FIRE HAZARD  
**Second Hazard Category:** SUDDN RLSE OF PRES

**DISCLOSURE OF HAZARDOUS MATERIALS STORED AT ESTABLISHMENT**

**Chemical Name:** ACETYLENE COMPRESSED GAS:  
**CAS#:** 74-86-2  
**Annual Quantity:** 665.00  
**Quantity Stored at One Time:** 665.00  
**Measurement Unit:** CFT  
**Carcinogen Indicator:**  
**Storage Method:** CYLINDERS  
**Material Data Safety Sheet:**  
**First Hazard Category:** FIRE HAZARD  
**Second Hazard Category:** SUDDN RLSE OF PRES

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**RCRA GENERATOR SITE**

**SEARCH ID:** 1                      **DIST/DIR:** 0.18 SE                      **MAP ID:** 3

<b>NAME:</b> GROSSMONT UHS VALHALLA HS	<b>REV:</b> 2/6/06
<b>ADDRESS:</b> 1725 HILLSDALE ROAD	<b>ID1:</b> CAD981433709
EL CAJON CA 92020	<b>ID2:</b>
SAN DIEGO	<b>STATUS:</b> SGN
<b>CONTACT:</b>	<b>PHONE:</b>

**SITE INFORMATION**

**CONTACT INFORMATION:** ENVIRONMENTAL MANAGER  
1725 HILLSDALE ROAD  
EL CAJON CA 92020

**PHONE:** 6194653131

**UNIVERSE INFORMATION:**

<b>SNC:</b>	N - NO
<b>BOYSNC:</b>	N - NO
<b>GPRA PERMIT:</b>	N - NO
<b>GPRA POSTCLOSURE:</b>	N - NO
<b>GPRA CA:</b>	N - NO
<b>GPRA CME:</b>	N - NO
<b>PERM PROG:</b>	----
<b>PREM WRKLD:</b>	----
<b>CLOSURE WRKLD:</b>	----
<b>P C WRKLD:</b>	----
<b>SUBJCA:</b>	N - NO
<b>SUBJCA TSD 3004:</b>	N - NO
<b>SUBJCA NON TSD:</b>	N - NO
<b>CA WRKLD:</b>	N - NO
<b>GEN STATUS:</b>	SQG - SMALL QUANTITY GENERATOR; GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

**NAIC INFORMATION**

61111 - ELEMENTARY AND SECONDARY SCHOOLS

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

<b>VIOLATION NUMBER:</b>	0001	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	8/21/1990	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>	262.10-12.A		
<b>RESOLVED:</b>	3/17/1992		
<b>TYPE:</b>	GER		
<b>VIOLATION NUMBER:</b>	0002	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	3/17/1992	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>	262.10-12.A		
<b>RESOLVED:</b>	10/13/1993		
<b>TYPE:</b>	GER		

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

**RCRA GENERATOR SITE**

**SEARCH ID:** 1                      **DIST/DIR:** 0.18 SE                      **MAP ID:** 3

<b>NAME:</b> GROSSMONT UHS VALHALLA HS	<b>REV:</b> 2/6/06
<b>ADDRESS:</b> 1725 HILLSDALE ROAD	<b>ID1:</b> CAD981433709
EL CAJON CA 92020	<b>ID2:</b>
SAN DIEGO	<b>STATUS:</b> SGN
<b>CONTACT:</b>	<b>PHONE:</b>

<b>VIOLATION NUMBER:</b>	0003	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	10/13/1993	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>	262.10-12.A		
<b>RESOLVED:</b>	10/13/1998		
<b>TYPE:</b>	GER		

<b>VIOLATION NUMBER:</b>	0368	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	9/26/2003	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>			
<b>RESOLVED:</b>	9/30/2003		
<b>TYPE:</b>	GGR		

<b>VIOLATION NUMBER:</b>	0369	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	9/26/2003	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>			
<b>RESOLVED:</b>	9/30/2003		
<b>TYPE:</b>	GGR		

<b>VIOLATION NUMBER:</b>	0370	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	9/26/2003	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>			
<b>RESOLVED:</b>	10/1/2003		
<b>TYPE:</b>	GGR		

<b>VIOLATION NUMBER:</b>	0371	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	9/26/2003	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>			
<b>RESOLVED:</b>	9/30/2003		
<b>TYPE:</b>	GGR		

<b>VIOLATION NUMBER:</b>	0372	<b>RESPONSIBLE:</b>	B
<b>DETERMINED:</b>	9/26/2003	<b>DETERMINED BY:</b>	B
<b>CITATION:</b>			
<b>RESOLVED:</b>	9/29/2003		
<b>TYPE:</b>	GGR		

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** 1612 HILLSDALE ROAD  
EL CAJON CA 92019

**JOB:** 096740601

PERMITS SITE			
<b>SEARCH ID:</b> 3	<b>DIST/DIR:</b> 0.19 SW	<b>MAP ID:</b> 4	
<b>NAME:</b> OTAY WD HILLSDALE RD PUMP ST		<b>REV:</b> 08/06/01	
<b>ADDRESS:</b> 1688 JAMACHA RD		<b>ID1:</b> HE17H32140	
EL CAJON CA 92019		<b>ID2:</b>	
SAN DIEGO		<b>STATUS:</b>	
<b>CONTACT:</b> OTAY WATER DISTRICT		<b>PHONE:</b> (619)670-2222	
DETAILS NOT AVAILABLE			



## **Environmental FirstSearch Database Descriptions**

**NPL:** *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

**CERCLIS:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**NFRAP:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA COR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**RCRA NLR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**STATE SITES:** *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further

studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. CORTESE LIST- Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list: 1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS). 2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK) 3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750). Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SPILLS-1990:** *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

**SWL:** *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM- The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field. Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. WMUDS- The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

**PERMITS:** *CA COUNTY* SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

**OTHER: CA EPA/COUNTY SMBRPD / CAL SITES-** The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. **LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG-** The County of Los Angeles Public Health Investigation Compliant Control Log. **ORANGE COUNTY INDUSTRIAL SITE CLEANUPS-** List maintained by the Orange County Environmental Health Agency. **RIVERSIDE COUNTY WASTE GENERATORS-** A list of facilities in Riverside County which generate hazardous waste. **SACRAMENTO COUNTY MASTER HAZMAT LIST-** Master list of facilities within Sacramento County with potentially hazardous materials. **SACRAMENTO COUNTY TOXIC SITE CLEANUPS-** A list of sites where unauthorized releases of potentially hazardous materials have occurred.

**REG UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-** The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. **SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS-** Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. **INDIAN LANDS UNDERGROUND STORAGE TANKS LIST-** A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9. **CUPA DATABASES & SOURCES-** Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

**LEAKING UST: CA SWRCB/COUNTY LUSTIS-** The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. **SAN DIEGO**

COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

**RADON:** *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**FIMAP:** *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

## **Environmental FirstSearch Database Sources**

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**STATE SITES: CA EPA** The CAL EPA, Depart. Of Toxic Substances Control  
Phone: (916) 323-3400

*Updated quarterly/when available*

**SPILLS-1990: CA EPA** The California State Water Resources Control Board

*Updated when available*

**SWL: CA IWMB/SWRCB/COUNTY** The California Integrated Waste Management Board  
Phone:(916) 255-2331  
The State Water Resources Control Board  
Phone:(916) 227-4365

Orange County Health Department

*Updated quarterly/when available*

**PERMITS: CA COUNTY** The San Diego County Depart. Of Environmental Health  
Phone:(619) 338-2211  
San Bernardino County Fire Department

*Updated quarterly/when available*

**OTHER: CA EPA/COUNTY** The CAL EPA, Depart. Of Toxic Substances Control  
Phone: (916) 323-3400  
The Los Angeles County Hazardous Materials Division  
Phone: (323) 890-7806  
Orange County Environmental Health Agency  
Phone: (714) 834-3536  
Riverside County Department of Environmental Health, Hazardous Materials Management Division  
Phone:(951) 358-5055  
Sacramento County Environmental Management Department

*Updated quarterly/when available*

**REG UST/AST: CA EPA/COUNTY/CITY** The State Water Resources Control Board  
Phone:(916) 227-4364  
CAL EPA Department of Toxic Substances Control  
Phone:(916)227-4404  
US EPA Region 9 Underground Storage Tank Program  
Phone: (415) 972-3372  
ALAMEDA COUNTY CUPAS:  
\* County of Alameda Department of Environmental Health  
\* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union  
ALPINE COUNTY CUPA:  
\* Health Department (Only updated by agency sporadically)  
AMADOR COUNTY CUPA:  
\* County of Amador Environmental Health Department  
BUTTE COUNTY CUPA  
\* County of Butte Environmental Health Division (Only updated by agency biannually)  
CALAVERAS COUNTY CUPA:  
\* County of Calaveras Environmental Health Department  
COLUSA COUNTY CUPA:  
\* Environmental Health Dept.  
CONTRA COSTA COUNTY CUPA:  
\* Hazardous Materials Program  
DEL NORTE COUNTY CUPA:  
\* Department of Health and Social Services  
EL DORADO COUNTY CUPAS:  
\* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)  
\* County of El Dorado EMD Tahoe Division (Only updated by agency annually)  
FRESNO COUNTY CUPA:  
\* Haz. Mat and Solid Waste Programs  
GLENN COUNTY CUPA:  
\* Air Pollution Control District  
HUMBOLDT COUNTY CUPA:  
\* Environmental Health Division  
IMPERIAL COUNTY CUPA:  
\* Department of Planning and Building  
INYO COUNTY CUPA:  
\* Environmental Health Department

KERN COUNTY CUPA:

- \* County of Kern Environmental Health Department
- \* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- \* Environmental Health Services

LAKE COUNTY CUPA:

- \* Division of Environmental Health

LASSEN COUNTY CUPA:

- \* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- \* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- \* County of Los Angeles Environmental Programs Division

- \* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- \* Environmental Health Department

MARIN COUNTY CUPA:

- \* County of Marin Office of Waste Management

- \* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- \* Health Department

MENDOCINO COUNTY CUPA:

- \* Environmental Health Department

MERCED COUNTY CUPA:

- \* Division of Environmental Health

MODOC COUNTY CUPA:

- \* Department of Agriculture

MONO COUNTY CUPA:

- \* Health Department

MONTEREY COUNTY CUPA:

- \* Environmental Health Division

NAPA COUNTY CUPA:

- \* Hazardous Materials Section

NEVADA COUNTY CUPA:

- \* Environmental Health Department

ORANGE COUNTY CUPAS:

- \* County of Orange Environmental Health Department

- \* Cities of Anaheim, Fullerton, Orange, Santa Ana

- \* County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- \* County of Placer Division of Environmental Health Field Office

- \* Tahoe City

- \* City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- \* Environmental Health Department

RIVERSIDE COUNTY CUPA:

- \* Environmental Health Department

SACRAMENTO COUNTY CUPA:

- \* County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- \* City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- \* County of San Bernardino Fire Department, Haz. Mat. Div.

- \* City of Hesperia Hesperia Fire Prevention Department

- \* City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- \* The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- \* Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- \* Environmental Health Division
- SAN LUIS OBISPO COUNTY CUPAS:
- \* County of San Luis Obispo Environmental Health Division
- \* City of San Luis Obispo City Fire Department
- SAN MATEO COUNTY CUPA:
- \* Environmental Health Department
- SANTA BARBARA COUNTY CUPA:
- \* County Fire Dept Protective Services Division
- SANTA CLARA COUNTY CUPAS:
- \* County of Santa Clara Hazardous Materials Compliance Division
- \* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- \* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
- SANTA CRUZ COUNTY CUPA:
- \* Environmental Health Department
- SHASTA COUNTY CUPA:
- \* Environmental Health Department
- SIERRA COUNTY CUPA:
- \* Health Department
- SISKIYOU COUNTY CUPA:
- \* Environmental Health Department
- SONOMA COUNTY CUPAS:
- \* County of Sonoma Department Of Environmental Health
- \* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
- STANISLAUS COUNTY CUPA:
- \* Department of Environmental Resources Haz. Mat. Division
- SUTTER COUNTY CUPA:
- \* Department of Agriculture
- TEHAMA COUNTY CUPA:
- \* Department of Environmental Health
- TRINITY COUNTY CUPA:
- \* Department of Health
- TULARE COUNTY CUPA:
- \* Environmental Health Department
- TUOLUMNE COUNTY CUPA:
- \* Environmental Health
- VENTURA COUNTY CUPAS:
- \* County of Ventura Environmental Health Division
- \* Cities of Oxnard, Ventura
- YOLO COUNTY CUPA:
- \* Environmental Health Department
- YUBA COUNTY CUPA:

*Updated quarterly/annually/when available*

**LEAKING UST: CA SWRCB/COUNTY** The California State Water Resources Control Board  
 Phone:(916) 227-4416  
 San Diego County Department of Environmental Health

*Updated quarterly/when available*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**FIMAP: PROPRIETARY** Library of Congress  
 Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988®  
 ProQuest  
 Other internally produced datasets



*Updated quarterly*



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---FOR OFFICE USE ONLY---

ESTAB NUMBER	CENSUS TR/INC CODE	BUS CODE	UNITS	ANNUAL FEE	EXPIR DATE(M-DAY)				
H 9 9 0 0 2		K 5 8		0 0 0 0 0 0	0 0 0 0				
2	21	28	31	35	41				
SIC-1	SIC-2	FIRE	WATER	SEWER	ZONING	MAP ON FILE	STATUS	ASSESSOR'S	PARCEL NO.
45	49	53	55	57	59	61	62	64	

---PLEASE COMPLETE THE FOLLOWING SECTION---

ESTABLISHMENT OWNER NAME	(AREA)	OWNER PHONE
Bob Walker	6 1 9	4 4 2 2 6 5

ESTABLISHMENT ADDRESS:	DIRECTION	STREET NAME	BLDG/SUITE
1612		Hillside	BD.

CITY	STATE	ZIP CODE	(AREA)	BUSINESS PHONE
El Cajon	CA	9 2 0 1 9	6 1 9	4 4 2 2 6 5 5

SECOND NAME OR NAME OF MANAGEMENT COMPANY:

MAILING ADDRESS (IF DIFFERENT FROM ESTABLISHMENT ADDRESS):	DIRECTION	STREET NAME	BLDG/SUITE

CITY	STATE	ZIP CODE

ESTABLISHMENT NAME:	GAS STATION
Jamacha Greenhouses	YES = 1 OTHER = 2 2

REASON FOR APPLICATION:	NUMBER OF EMPLOYEES:	IF OTHER, LIST TYPE OF BUSINESS:
1 - NEW 2 - RE-OPEN	17	Nursery

NAME OF PREVIOUS OWNER	DATE BUS ASSUMED

CONTACT PERSON

\*\*\*\*\* ALL APPLICANTS PLEASE COMPLETE APPROPRIATE SUPPLEMENTARY FORMS \*\*\*\*\*

I DECLARE UNDER PENALTY OF PERJURY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE STATEMENTS MADE HEREIN ARE CORRECT AND TRUE. I HEREBY CONSENT TO ALL NECESSARY INSPECTIONS MADE PURSUANT TO LAW AND INCIDENTAL TO THE ISSUANCE OF THIS PERMIT AND THE OPERATION OF THIS BUSINESS.

SIGNATURE X Scott R. Fath DATE 2/12/88

14  
V

H file #: 99002

Date: 9/24/96

SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS MANAGEMENT DIVISION  
Annual Carcinogen and Reproductive Toxin Reporting List

Business Name: East Co. Greenhouses

Business Address: 1612 Hillsdale Rd., El Cajon 92019

Business Owner or Operator: John Peever

Please complete the following by entering the chemical name in the chemical name column and then place a check "✓" in the quantity column that most closely estimates the amount on hand. If measured by volume, check the appropriate gallon column(s). If measured by weight, check the appropriate pound column(s). If the chemical is a trade secret, you should check the trade secret box. For example, if you have one pint of benzene you would write benzene in the chemical name column and place a check in the "< 1 gallon" column. (PLEASE NOTE: the symbol < means less than).

Chemical Name	< 1 gallon	< 1 pound	< 10 gallons	< 10 pounds	< 55 gallons	< 500 pounds	Trade Secret
<u>Captan</u>						<input checked="" type="checkbox"/>	
<u>chloroethanol</u>			<input checked="" type="checkbox"/>				

# APPENDIX

I



## County of San Diego

KATHLEEN A. THUNER  
AGRICULTURAL COMMISSIONER  
SEALER OF WEIGHTS  
AND MEASURES

DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES  
5555 Overland Ave., Suite 3101, San Diego, CA 92123-1256

AGRICULTURE  
(858) 694-2739  
FAX  
(858) 565-7046  
WEIGHTS & MEASURES  
(858) 694-2778

March 27, 2006

ERIN MURRAY  
GEOCON  
6970 FLANDERS DRIVE  
SAN DIEGO, CA 92121-2974

REQUEST FOR PUBLIC INFORMATION NUMBER: 06-RP0038

Dear Ms. Murray

In response to your request, pesticide use records for APN 517-131-05 was reviewed and no pesticide record for the site requested was located.

Please note our records reflect pesticides used in agricultural settings. No other pesticide uses are required to be reported by site. Therefore, our records only include sites where an agricultural commodity was produced at the site in the last four years, and where pesticide use was reported to this department. Our records do not include information on pesticides used in urban settings.

If you need to determine the presence or absence of pesticide residues at a location, you should contact an approved lab. We can provide a list of approved labs, which would provide such a service.

Sincerely,

SIMONE HARDY  
Deputy Agricultural Commissioner/  
Sealer of Weights and Measures

SH:tmt